

Southwest and Basalt Creek Development Area Plan



City of Tualatin

Southwest and Basalt Creek Development Area Plan

Approved by the City of Tualatin

August 30, 2021

Ordinance No. 1458-21

If Amendments are made to the Plan, the Resolution or Ordinance Number and date will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.

This Plan was also approved by Washington County by Resolution and Order No. 21-88 on August 17, 2021 as there are unincorporated properties in the Area.

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I. DEFINITIONS

“Agency” means the Tualatin Development Commission (TDC). The TDC is responsible for administration of the urban renewal plan.

“Area” means the properties and rights-of-way located with the Southwest and Basalt Creek Development Area Boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

“Board of Commissioners” means the Washington County Board of Commissioners.

“City” means the City of Tualatin, Oregon.

“City Council” or “Council” means the Tualatin City Council.

“Comprehensive Plan” means the City of Tualatin comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Washington County, Oregon.

“Fiscal year ending” means the year commencing on July 1 and closing on June 30 of the next year.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within an urban renewal area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon Revised Statutes. Chapter 457 specifically relates to urban renewal.

“Planning Commission” means the Tualatin Planning Commission.

“Revenue sharing” means under-levying tax increment proceeds to effectively share a portion of the revenue with the other taxing districts who levy permanent rate taxes in the urban renewal area as defined in ORS 457.470.

“Tax increment financing (TIF)” is a method of funding urban renewal projects and programs through incurring debt that is repaid by the division of taxes accomplished through the adoption of an urban renewal plan.

“Tax increment finance revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

“UGB” means urban growth boundary.

“Urban renewal area (URA)” means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.160.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.087.

II. INTRODUCTION

A. Plan Overview

The Tualatin City Council began exploring a new urban renewal area (URA) by completing an Urban Renewal Feasibility Study in 2020. After reviewing those findings, the City Council directed staff to prepare an urban renewal plan for the study areas. The City Council appointed a Task Force to help provide input on the boundary, projects and financing of the potential new URA.

The boundary is a result of past work in the Southwest Tualatin Concept Plan Area and the Basalt Creek Concept Plan Area. The Southwest Tualatin Concept Area includes parcels around 124th Ave and the new Portland General Electric Site, with the areas along Tualatin-Sherwood Road. The Southwest Tualatin Concept Plan Area was adopted around 2005. The southern portion of the study area includes the Basalt Creek Concept Plan Area and property owned by Community Partners for Affordable Housing.

The recent work for the area includes:

Basalt Creek Concept Plan, adopted August 13, 2018, Ordinance No. 1418-19. Amended Ordinance No. 1418-19, on April 22, 2019

Southwest Tualatin Concept Plan Area adopted June 25, 2007, updated October 11, 2010 CH2M Hill, Kittelson & Associates, Oregon Transportation and Growth Management Program, Metro Construction Excise Tax Grant Program. Amended Ordinance No. 1320-11, on April 11, 2011.

Tualatin Capital Improvement Plan, City of Tualatin, FY 2020/21 – 2025/26.

Transportation Systems Plan, CH2M Hill, DKS, Angelo Planning Group, JLA Public Involvement, February 2014.

City of Tualatin Economic Opportunities Analysis, December 2019, ECONorthwest.

City of Tualatin Housing Needs Analysis, December 2019, ECONorthwest.

City of Tualatin Sewer Master Plan, City of Tualatin, Jacobs, August 2019, updated November 2019.

The City formed an Urban Renewal Task Force which was comprised of representatives of the Tualatin City Council, Tualatin Planning Commission, Tualatin Valley Fire and Rescue (TVF&R), Community Partners for Affordable Housing and property owners. The Task Force provided input on the boundary, proposed projects and finances for the urban renewal area. Additional opportunity for public input was provided at the Tualatin Development Commission (TDC) meeting on June 28, 2021, a Basalt Creek Neighborhood Forum on May 17, 2021, and online open house through the month of July 2020, the Tualatin Planning Commission meeting on July 15, 2021 and the Tualatin City Council public hearing on August 9, 2021. The City Council public hearing was noticed to all postal patrons and mailed individually to property owners who are inside the urban renewal area boundary but outside of the city limits.

The Southwest and Basalt Creek Development Area Plan Area (Area), shown in Figure 1, consists of approximately 717.3 total acres: 646.51 acres of land in tax lots and 70.79 acres of public

rights-of-way. It is anticipated that the Southwest and Basalt Creek Development Area Plan (Plan) will take thirty years of tax increment collections to implement. The maximum amount of indebtedness that may be issued for the Plan is not to exceed \$53,200,000 (Fifty Three Million Two Hundred Thousand dollars). Detailed financial analysis is in the Report Accompanying the Tualatin Urban Renewal Plan (Report).

Detailed goals and objectives developed for the Plan are intended to guide tax increment finance (TIF) revenue investment in the Area over the life of the Plan. The project category descriptions and list of projects are similarly intended to aid future decision makers when considering how best to expend TIF revenue. The Plan is to be administered by the Tualatin Development Commission (TDC). Substantial amendments to the Plan must be approved by City Council as outlined in Section VII. All amendments to the Plan are to be listed numerically on the inside of the front page of the Plan and then incorporated into the Plan document and noted by footnote with an amendment number and adoption date.

The relationship between the sections of the Plan and the ORS 457.085 requirements is shown in Table 1. The specific reference in the table below is the section of this Plan that primarily addresses the statutory reference. There may be other sections of the Plan that also address the statute.

Table 1 - Statutory References

Statutory Requirement	Plan Section
ORS 457.085(2)(a)	V, VI
ORS 457.085(2)(b)	V, VI
ORS 457.085(2)(c)	XIV
ORS 457.085(2)(d)	XIII
ORS 457.085(2)(e)	XIII
ORS 457.085(2)(f)	IX
ORS 457.085(2)(g)	VIII
ORS 457.085(2)(h)	III
ORS 457.085(2)(i)	VII
ORS 457.085(2)(j)	Not applicable

B. Urban Renewal Overview

Urban renewal allows for the use of tax increment financing, a funding source that is unique to urban renewal, to fund its projects. Tax increment revenues - the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established - are used to repay borrowed funds. The borrowed funds are used to pay for urban renewal projects and cannot exceed the maximum indebtedness amount set by the urban renewal plan.

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in Oregon Revised Statutes (ORS) 457.010. These areas can have streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. In general, urban renewal projects can include construction or improvement of streets, utilities, and other public facilities; assistance for rehabilitation or redevelopment of property; acquisition and re-sale of property (site assembly) from willing sellers; and improvements to public spaces. This Area meets the definition of blight due to its transportation system infrastructure deficiencies, utility infrastructure deficiencies, and underdeveloped and undeveloped properties. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the Report.

The Report contains the information required by ORS 457.087, including:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan area;
- The relationship between each project to be undertaken and the existing conditions;
- The estimated total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the area; and
- A relocation report.

III. MAXIMUM INDEBTEDNESS

Maximum indebtedness is the amount of indebtedness secured by a pledge of tax increment revenue that can be spent on projects, programs and administration throughout the life of the Plan. The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is \$53,200,000 (Fifty-three Million Two Hundred Thousand dollars). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on bond proceeds.

IV. PLAN GOALS

The goals of the Plan represent its basic intents and purposes. Accompanying each goal are objectives, which generally describe how the TDC intends to achieve each goal. The urban renewal projects identified in Sections V and VI of the Plan are the specific means of meeting the objectives. The goals and objectives will be pursued as economically as is feasible and at the discretion of the TDC. The goals and objectives are not listed in any order of importance or priority. A matrix of how the projects align with the goals and objectives is shown in Table 2.

Goal 1: PUBLIC INVOLVEMENT

Implement community involvement practices.

Objectives:

1. Convene an urban renewal task force comprised of taxing districts and other stakeholders to provide guidance on the preparation of the urban renewal plan.
2. Invite public comment at all TDC meetings.
3. Complete the Urban Renewal Annual Report and send it to all impacted taxing districts as required by ORS 457.460.

Goal 2: EMPLOYMENT LAND DEVELOPMENT

Encourage land development that provides high density employment opportunities. Encourage land development in ways that strengthen the local tax base and support Tualatin's employment lands as a major local and regional employment center. Manage land development impacts to the environment and other uses.

Objectives:

1. Build water, sewer, storm-water and other infrastructure to accommodate growth in the Area.
2. Assist in the construction and improvement of transportation infrastructure to support existing development and allow for future development.
3. Assist in the financing and provision of public transportation and utility improvements identified in this Plan.
4. Cooperate with brokers, local and regional development agencies, and the State Department of Economic Development in marketing properties within the Area.
5. Acquire properties as necessary for reassembly and resale. Create new parcels which conform to the physical characteristics of the terrain and to the proposed public improvements.
6. Assist in natural resource protection.

Goal 3: TRANSPORTATION INFRASTRUCTURE

Maintain and enhance the transportation system to reduce travel times, provide travel-time reliability, provide a functional and smooth transportation system, and promote access and safety for all users. Allow for a variety of alternative transportation choices for citizens of and visitors to Tualatin to support a high quality of life and community livability. Support local employment, local businesses, and a prosperous community while recognizing Tualatin’s role in the regional economy.

Objectives:

1. Assist in the construction of new and improvement of existing transportation infrastructure to allow for future development and support existing development.
2. Provide pedestrian and bicycle connectivity improvements, increasing safety and access for pedestrians and bicyclists in the Area.
3. Connect the Tonquin Trail (Tualatin Portion) to the Regional Planned Network.
4. Leverage the TDC’s financial resources to the maximum extent possible with other public and private investments and other public and private funding sources.
5. Partner with regional organizations to address natural resource protection in the Area.

Goal 4: UTILITY INFRASTRUCTURE

Provide public services and facilities to meet the present and future needs of the Area.

Objectives:

1. Design and construct water, sewer, stormwater and other utility infrastructure to accommodate growth in the Area.
2. Leverage the TDC's financial resources to the maximum extent possible with other public and private investments and other public and private funding sources.

Goal 5: DEVELOPER ASSISTANCE AND INCENTIVES

Facilitate development and redevelopment on sites in the Area, stimulating growth, providing new employment opportunities and an increased tax base in the Area. Assist in the provision of infrastructure to support the development of additional housing options in the Area.

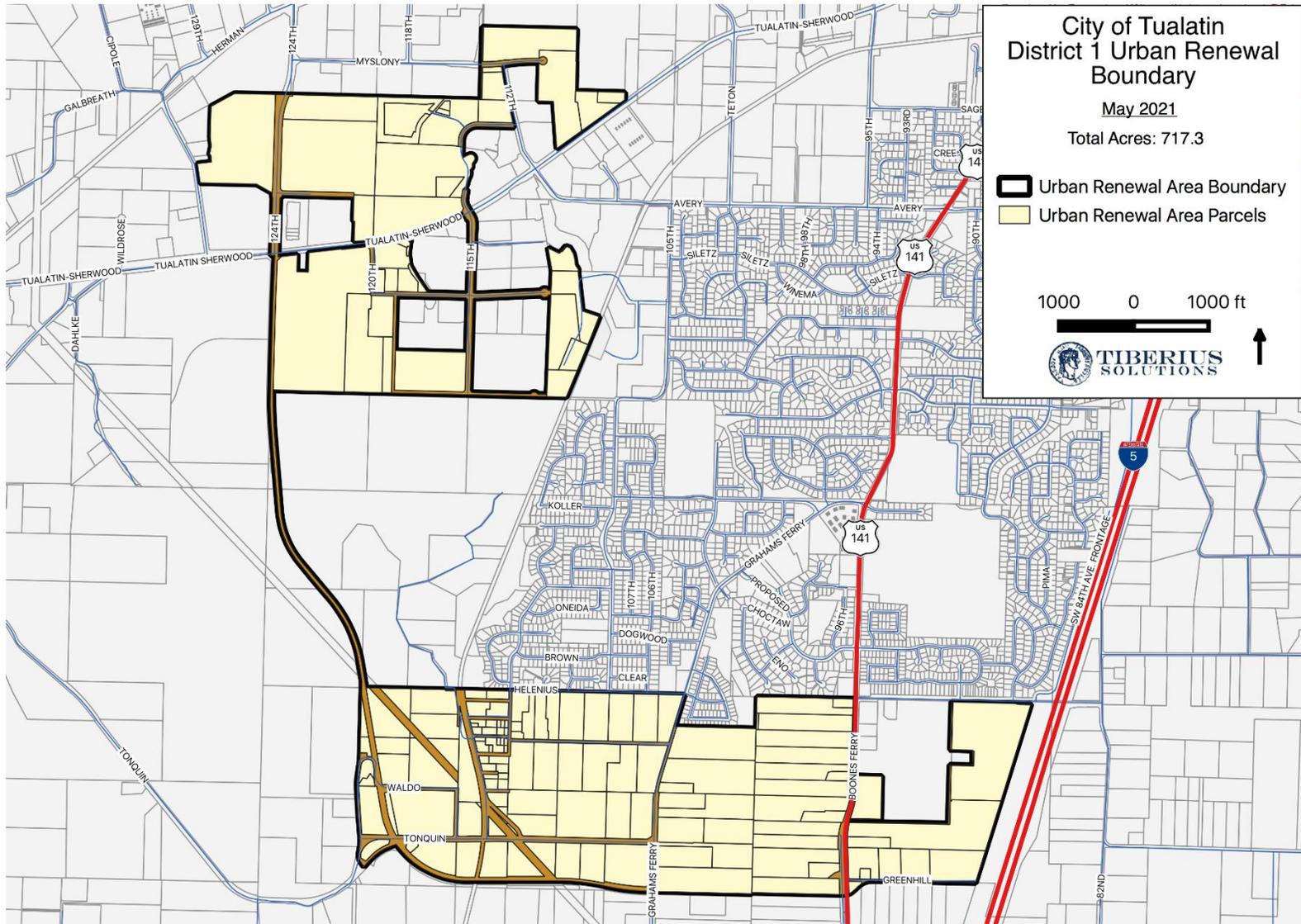
Objectives:

1. Provide developer assistance and incentives to facilitate development within the Area.
2. Reduce or eliminate environmental impacts on adjacent properties.

Table 2 – Relationship of Projects to Tualatin Urban Renewal Plan Goals

Project Category	Goals
Transportation	2,3
Sewer	2,4
Water	2,4
Developer Incentives and Assistance	2,3,4,5
Small Business Grants	2,5
Natural Resource Protection	2,3,5
Acquisition/Disposition	2,5
Administration	1

Figure 1 – Tualatin Urban Renewal Plan Area Boundary



V. URBAN RENEWAL PROJECT CATEGORIES

The projects within the Area fall into the following categories:

- A. *Transportation*
- B. *Sewer*
- C. *Water*
- D. *Developer Assistance and Incentives*
- E. *Small Business Grants*
- F. *Natural Resource Protection*
- G. *Acquisition/Disposition*
- H. *Administration*

VI. URBAN RENEWAL PROJECTS

Urban renewal projects authorized by the Plan are described below. They are not listed in any priority order. The TDC will determine the order of the projects and may add projects in the future through the amendment process defined in Section VII of this Plan. Much of the project descriptions come from the following documents:

Tualatin Capital Improvement Plan, City of Tualatin, FY 2020/21 – 2025/26. This is identified as CIP. The CIP page numbering is by project type (transportation, pedestrian etc.)

Basalt Creek Concept Plan, adopted by the City of Tualatin August 13, 2018, Ord. # 1418-19

Tualatin Sewer Master Plan, City of Tualatin, Jacobs, August 2019, updated November 2019.

Transportation Systems Plan, CH2M Hill, DKS, Angelo Planning Group, JLA Public Involvement, February 2014.

Instead of footnoting every project, it is noted if these projects come from the above plans and the page number where they can be found.

There are specifics listed in project descriptions, i.e. “12” water line, 3 lane street” that come from the above-mentioned plans. However, it is understood in adopting the Plan that these specifics may change over time and that the TDC is not restricted to the specifics outlined in this Plan. Changes to those specifics do not require an amendment to the Plan.

A. *Transportation*

1. 124th/Future Blake Street Signal

Design and construct a new traffic signal at the new intersection of the recently-constructed 124th Ave with the future extension of Blake Street along with or after the future Blake Street construction. (CIP p 99, 106)

Figure 2 – 124th Blake Future Street Signal



Source: City of Tualatin Capital Improvement Plan

2. Tonquin Trail

The preferred alignment for the regional Ice Age Tonquin Trail includes a section bordering the Basalt Creek Planning Area as part of a 22-mile trail alignment through Wilsonville, Tualatin, and Sherwood with trail facility types varying by location based upon landscape and setting. The Ice Age Tonquin Trail is intended to connect in the north to the Tualatin River Greenway Trail, Fanno Creek Trail, and the Westside Trail, and to the south to the Willamette River. (Basalt Creek Concept Plan p38, CIP p248)

3. Blake Street

Preliminary planning and conceptual design and construction of the future Blake Street between 115th Ave and 124th Avenue. (CIP p249)

Figure 3 - Blake Street Extension



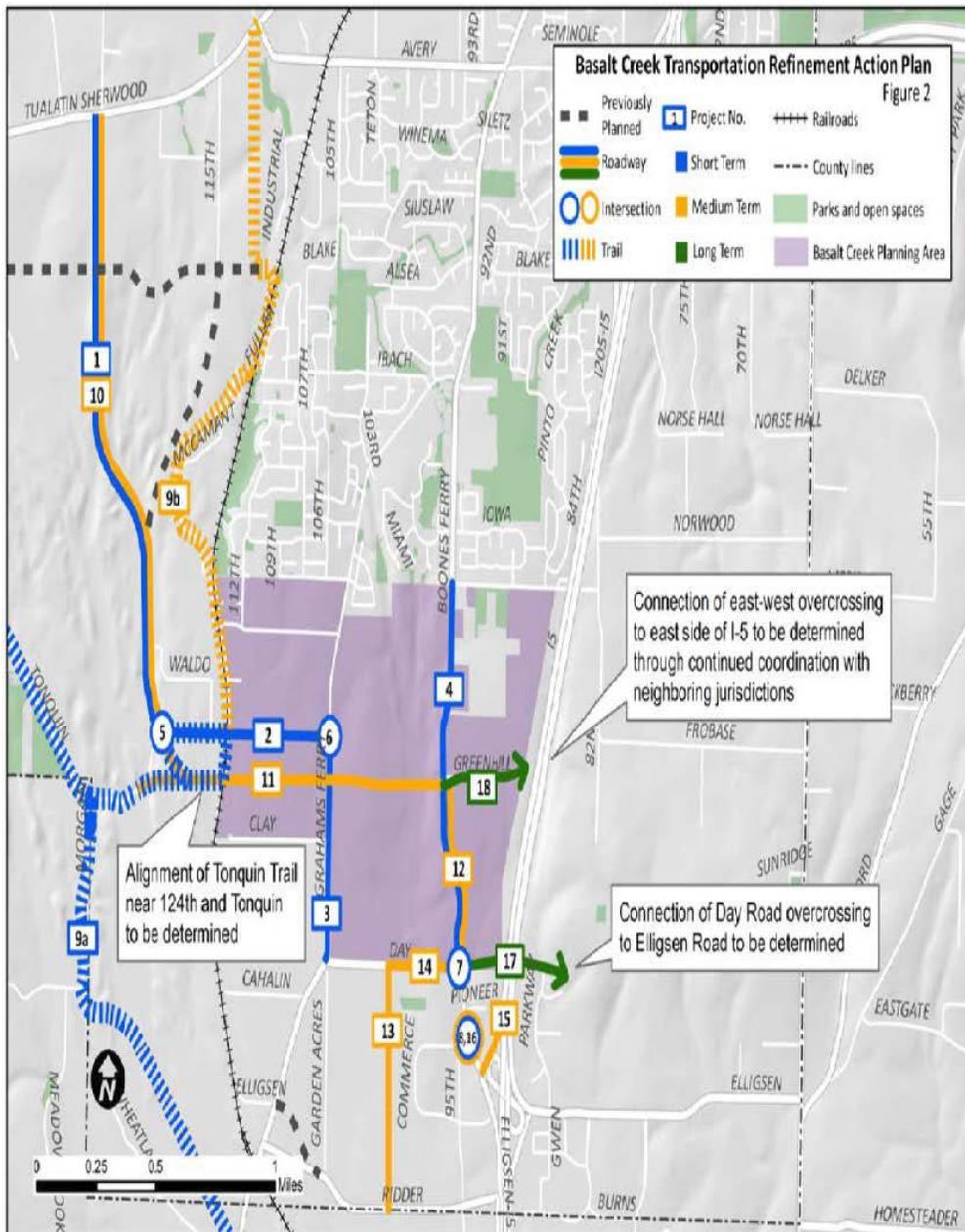
Source: City of Tualatin Capital Improvement Plan

4. Basalt Creek Parkway

The Basalt Creek Parkway, of which the segment between 124th Avenue/Tonquin Road to Grahams Ferry Road is already under construction, is the major east-west arterial through the area. The

Parkway allows for limited local access providing important freight connections between Tonquin, Southwest Tualatin, and Basalt Creek Employment Areas to I-5. It also serves as a future jurisdictional boundary between Tualatin and Wilsonville. (BCCP p 32)

Figure 4 – Basalt Creek Transportation Refinement Plan



Source: Basalt Creek Concept Plan

B. Sewer

1. Tonquin Loop Sewer

Most of the sanitary sewer in the Basalt Creek Planning Area will be an 8-inch gravity system installed by developers. The construction timeline of this pipe depends on both the construction of Basalt Creek area pump station #4 and development progress in the western

3. Basalt Creek Pump Stations and Force Mains

The conceptual sanitary sewer design for Basalt Creek includes the construction of six new pump stations, each with 6-inch force mains. One pump station is in the Wilsonville portion of the planning area and will be constructed by Wilsonville. CWS will own and operate the five remaining pump stations in the planning area and will also be responsible for construction costs. (Sewer Master Plan p 4-3)

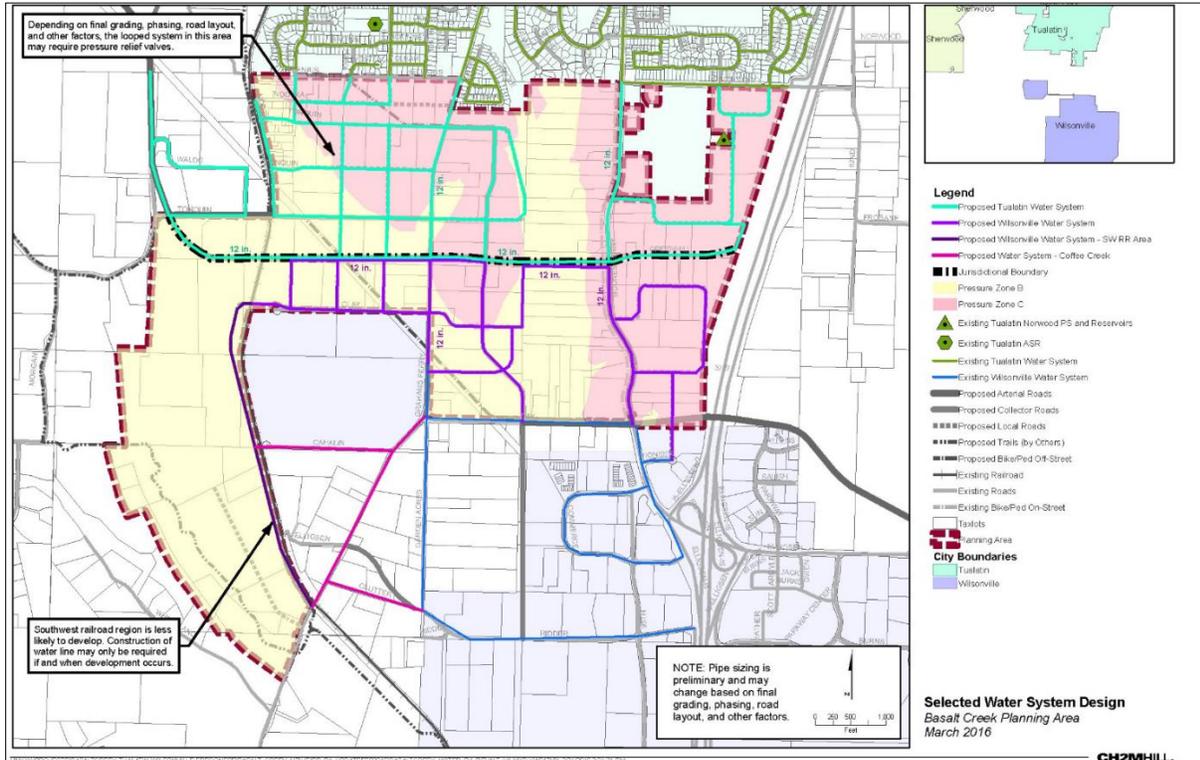
4. SW Tualatin Gravity Sewer

The proposed conceptual sewer layout for the Southwest Tualatin Concept Area also includes three 8-inch sewer lines to serve the area. It is expected that all gravity sewer in the planning area will be funded by developers and scheduling will be coordinated with the City and CWS. The southern region of the area is serviced by a proposed gravity line that will drain into the Basalt Creek Pump Station 4. The northeastern portion is serviced by a proposed gravity line that connects to existing sewer along SW Iteel Street. The northwestern sewer section connects to existing sewer along SW 124th Avenue and receives flow from the surrounding area as well as the proposed Southwest Tualatin Pump Station.

C. Water

Upgrading the water system to provide and encourage commercial and residential development, including housing projects. See Report on the Southwest and Basalt Creek Development Area Plan for further description.

Figure 6 – Water Systems Concept for Basalt Creek Planning Area



Facilitate development and redevelopment on sites in the Area, stimulating growth and providing new employment opportunities and additional mixed use and commercial growth in the Area. An example of a type of assistance is to reduce or eliminate development impacts on adjacent properties.

E. Small Business Grants

Provide small industrial and office space owners and businesses façade grants to update, modernize existing façade infrastructure.

Prior to any property being acquired, it must be identified in the Plan in Section VIII.

F. Natural Resource Protection

Identify properties for protection and enhancement. Partner with regional organizations to facilitate acquisition, enhancement, mitigation, protection and conservation of Natural Resource areas within the Southwest and Basalt Creek Development Area Plan.

G. Acquisition/Disposition

Acquisition/Disposition are allowed in the Plan. Based on sales comparables of notable vacant land, these will be used in accordance with land acquisition to assist with targeted development based on submitted request for proposals.

H. Administration

Authorizes expenditures for the administrative costs associated with managing the URA including budgeting and annual reporting, planning and the implementation of projects in the Area.

VII. AMENDMENTS TO PLAN

The Plan may be amended as described in this section. Adding other properties to the Developer Incentives Program does not require an amendment to the Plan.

A. *Substantial Amendments*

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the TDC, the Planning Commission, the County, and adoption by the City Council by non-emergency ordinance after a hearing. If there are unincorporated parcels within the Area at the time a Substantial Amendment is considered, it must also be approved by Washington County through adoption of a resolution by the Board of County Commissioners.

Notice of such hearing shall be provided to individuals or households within the City of Tualatin, as required by ORS 457.120.

Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

Substantial Amendments are amendments that:¹

- Add land to the urban renewal area, except for an addition of land that totals not more than a cumulative 1% of the existing area of the urban renewal area; or
- Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.
- Increase in duration or the time to retire Plan debt unless the increase is necessary to avoid a default on previously-issued indebtedness.
-

B. *Minor Amendments*

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the TDC by resolution. Minor amendments include approving a reduction of the maximum indebtedness of the Plan.

C. *Amendments to the Tualatin Comprehensive Plan and/or Tualatin Municipal Code.*

Amendments to the Tualatin Comprehensive Plan and/or Tualatin Municipal Code that affect the Plan and/or the Area shall be incorporated automatically within the Plan without any separate action required by the TDC or City Council. If a Substantial Amendment is prepared, the Section of this Plan on Relationship to Local Objectives should be updated.

VIII. PROPERTY ACQUISITION AND DISPOSITION

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired it will be identified in the Plan through a Minor Amendment, as described in Section VII. Identification of property to be acquired and its anticipated disposition is required by ORS 457.085(g). If property acquisition includes a public building, how that public building serves and benefits the Area must be identified per ORS 457.085(2)(j).

A. Property acquisition for public improvements

The TDC may acquire any property within the Area for the public improvement projects undertaken pursuant to the Plan by all legal means, including use of eminent domain. Good faith negotiations for such acquisitions must occur prior to institution of eminent domain procedures.

B. Property acquisition from willing sellers

The Plan authorizes TDC acquisition of any interest in property within the Area that the TDC finds is necessary for private redevelopment, but only in those cases where the property owner wishes to convey such interest to the TDC. The Plan does not authorize the TDC to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area.

C. Land disposition

The TDC will dispose of property acquired for a public improvement project by conveyance to the appropriate public TDC responsible for the construction and/or maintenance of the public improvement. The TDC may retain such property during the construction of the public improvement.

The TDC may dispose of property acquired under Subsection B of this Section VII by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the urban renewal TDC, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in the Plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the TDC determines is reasonable.

D. Properties to be acquired

This Plan must provide an indication of which real property may be acquired and the anticipated disposition of said real property whether by retention, resale, lease or other legal

use, together with an estimated time schedule for such acquisition and disposition. This may be added at a date when the property is identified and may be added through a Minor Amendment.

IX. RELOCATION METHODS

When the TDC acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the TDC shall adopt rules and regulations, as necessary, for the administration of relocation assistance. The TDC will comply with all applicable state law in providing these potential benefits.

There are plans to acquire land for infrastructure which may trigger relocation benefits in the future in the Area. All acquisitions will be reviewed for potential of relocation benefits.

X. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds. The proceeds of the debt are used to finance the urban renewal projects authorized in the Plan. Debt may be either long-term or short-term.

Tax increment revenues equal most of the annual property taxes imposed on the cumulative increase in assessed value within an urban renewal area over the frozen base value (i.e., total assessed value at the time an urban renewal plan is adopted). The property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.

A. General description of the proposed financing methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants, and any other form of financial assistance from federal, state, or local governments, or other public bodies;
- Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment districts; and
- Any other public or private source.

Revenues obtained by the TDC will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking project activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan, including costs associated with the preparation of the Plan.

B. Tax increment financing

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the TDC, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the TDC based upon the distribution schedule established under ORS 311.390.

C. Duration

The Agency intends not to collect tax increment revenues for the Area after thirty years of tax increment collections (is first received?). The Agency shall not initiate any Projects in the Area unless the Agency reasonably projects it will be able to pay for those Projects from the proceeds of indebtedness issued on or before FYE 2052, and from other funds available to the Agency. Except as provided in the next sentence, all indebtedness that is secured by the tax increment revenues of the Area shall mature no later than FYE 2052, and the Agency shall structure all its indebtedness so that it can be paid in full from the tax increment revenues of the Area that the Agency reasonably projects it will receive on or before FYE 2052. The Agency may issue refunding indebtedness that matures after FYE 2052, only if issuing that refunding indebtedness is necessary to avoid a default on previously-issued indebtedness.

XI. VALIDITY

Should a court of competent jurisdiction find any work, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences, sections or parts shall be unaffected by such findings and shall remain in full force and effect for the duration of this Plan.

XII. ANNUAL REPORT

The TDC shall file an Annual Report in compliance with ORS 457.460.

Figure 7 – Comprehensive Plan Designations

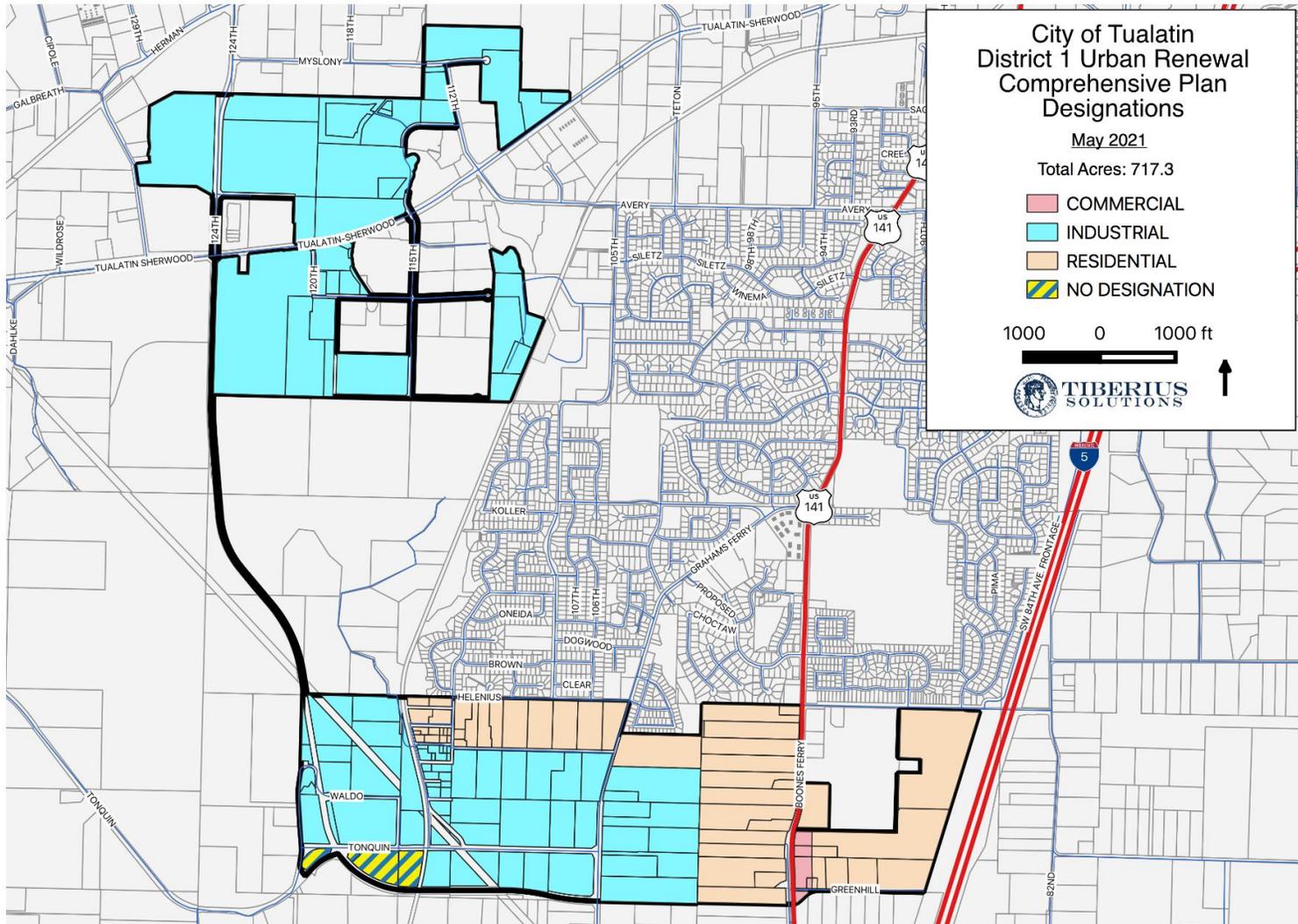
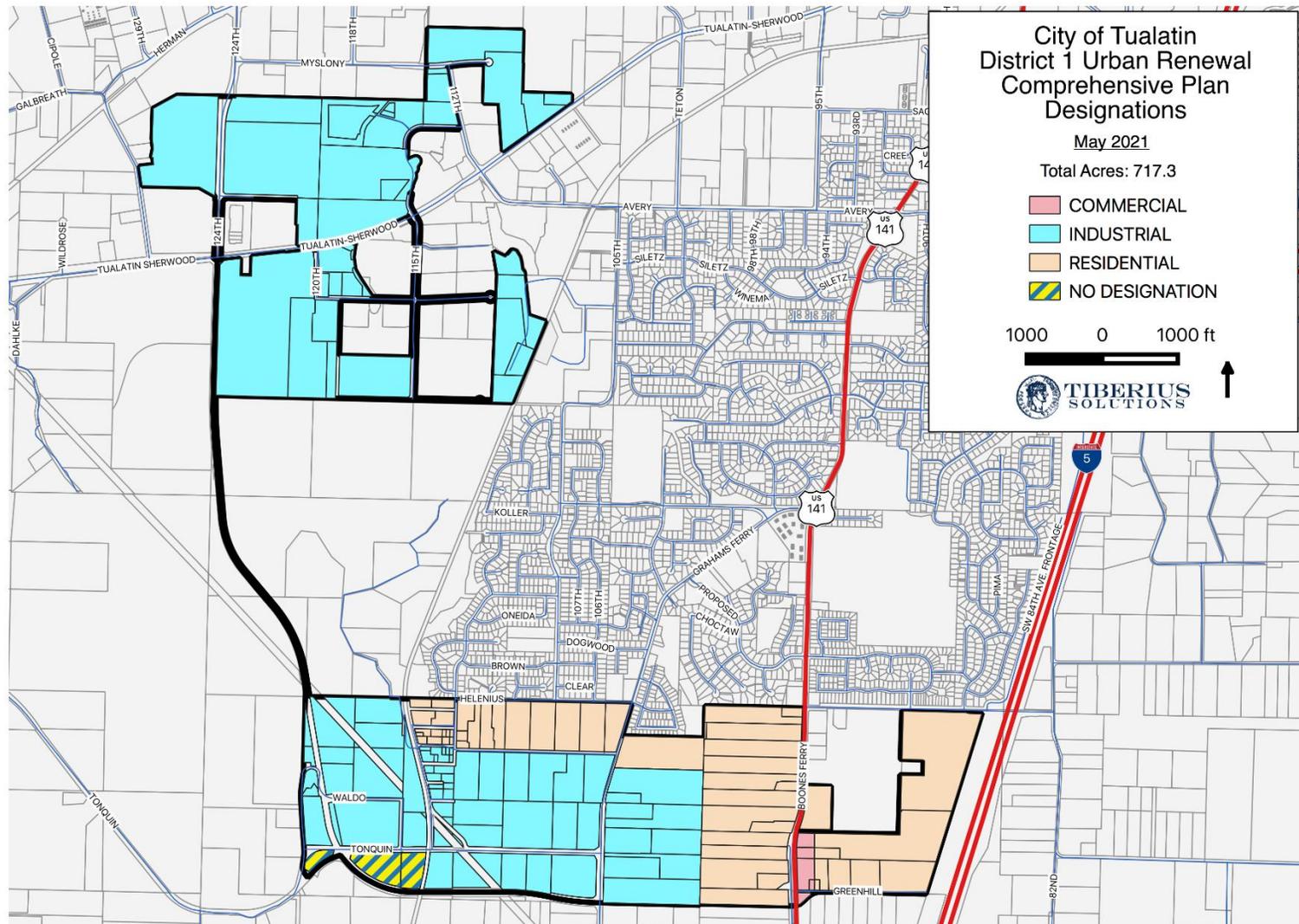


Figure 8 – Zoning Designations



XIII. RELATIONSHIP TO LOCAL OBJECTIVES

ORS 457.085 requires that the Plan conform to local objectives including the comprehensive plan and economic development plan of a locality. This section provides that analysis. Relevant local planning and development objectives are contained within the *Tualatin Comprehensive Plan 2040* (Comprehensive Plan), *Tualatin Transportation System Plan*, *Tualatin Economic Opportunities Analysis*, *City of Tualatin Economic Development Strategy* and *Tualatin Municipal Code* (Municipal Code).

The *Washington County Comprehensive Plan* was also reviewed as there are unincorporated properties within the Area. The following section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how the Plan relates to the applicable goals and policies. The analysis covers the most relevant sections of the documents but may not cover every section of the documents that relate to the Plan.

The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. *Italicized text* is text that has been taken directly from an original document and therefore cannot be changed. Some verbiage may say “complies with”, which, in this document is synonymous with “conforms to” as stated in ORS 457.095.

Comprehensive Plan designations for all land in the Area are shown in Figure 2 All proposed land uses conform to Figure 2. Maximum densities and building requirements for all land in the Area are contained in the Tualatin Municipal Code. Some of the properties are presently outside the city limits but inside the Urban Growth Boundary. It is anticipated that these properties will be annexed prior to development and will comply with the required Comprehensive Plan and Municipal Code designations.

A. Tualatin Comprehensive Plan

1. COMMUNITY INVOLVEMENT

Purpose

The purpose of this chapter is to provide a framework for community input into the land use planning process and to meet Oregon Statewide Planning Goal 1 (Citizen Involvement). In Tualatin, Goal 1 is met by the Tualatin Planning Commission, an advisory body to the Tualatin City Council.

GOAL 1.1

Implement community involvement practices in line with Statewide Planning Goal 1.

POLICY 1.1.1 Support community advisory committees to provide recommendations on planning matters.

POLICY 1.1.2 Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation in local government and in community growth, change and improvement.

POLICY 1.1.3 Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood.

Finding: The Plan complies with Comprehensive Plan Goal. 1. The first goal of the Plan itself is to implement community involvement practices, including to convene an urban renewal task force and inviting public comment at all TDC meetings. The Plan’s goal and the City’s Comprehensive Plan Goal 1

are consistent. In considering the Plan, the City/Tualatin Development Commission also encouraged citizen participation through multiple levels of outreach and opportunities for citizen involvement. The City/Tualatin Development Commission created an Urban Renewal Task Force to consider and review the Plan. The Urban Renewal Task Force conducted four public meetings in compliance with Oregon Public Meetings laws. The public was allowed to both attend the meetings and provide comment at each of the four meetings. Task Force Meeting Minutes. In addition, the City/Tualatin Development Commission provided an online Open House throughout July 2021. An Online Forum was held with Basalt Creek property owners to brief them on the Plan and answer any questions. The City/Tualatin Development Commission submitted the Plan to the Tualatin Planning Commission for its review and recommendation. The public had an opportunity to provide comments regarding the Plan at the Tualatin Planning Commission meeting. The public was also provided an opportunity to comment on the Plan before both the Tualatin Development Commission and the Tualatin City Council.

2. COMMUNITY DESIGN

Purpose

The purpose of this chapter is to express elements of community design that guide functional and aesthetic development standards including those regarding site development, trees in the context of urban design, and sign regulation.

GOAL 2.1

Promote the City's natural beauty, and achieve pleasant environments for living and working that sustain the comfort, health, tranquility, and contentment of people who live, work, and enjoy time in Tualatin.

POLICY 2.1.1 Encourage structures be planned in ways that relate to the site and surrounding context.

POLICY 2.1.2 Encourage meaningful public engagement with community design projects.

POLICY 2.1.3 Promote design that fosters a sense of place and community identity through the Central Design District.

GOAL 2.2

Promote the preservation and establishment of trees throughout the city, in order to protect and enhance the aesthetic character of Tualatin, protect and improve air and water quality, provide noise and visual screening, and protect habitat for wildlife.

POLICY 2.2.1 Require the establishment and protection of street trees.

POLICY 2.2.2 Promote the protection and establishment of trees during the development process.

GOAL 2.3

Balance the right of free speech, business needs, public wayfinding, safety for all modes, and diverse aesthetic interests, through a functional sign regulation program.

POLICY 2.3.1 Protect public health and safety by limiting distracting signs, ensuring that signs do not interfere with multi-modal transportation safety, and ensuring safe construction and installation of signs.

POLICY 2.3.2 Align the range of allowed sign types with the urban design context, such as additional small signs in pedestrian-oriented development areas.

POLICY 2.3.3 Encourage attractive, creative, and unique sign types through the City's review program. Encourage the improvement and maintenance of non-conforming signs.

Finding: The Plan is consistent with Comprehensive Plan Goal 2. Redevelopment under the Plan will occur after annexation to the City. Once annexed, all development will be subject to the City's Community Design Standards, including the requirement for development to comply with City's Architectural Review standards in TDC 33.020, either in compliance with clear and objective standards or discretionary standards. Type II and higher decisions, including Type III through the Architectural Review through the Architectural Review Board, allow public comment on the design elements of development. Development will still be required to comply with the City's sign code in TDC 38 (Sign Regulations). The Plan will foster redevelopment consistent with City's code and objectives and allow the City's Community Design goals to be realized for the Plan Area.

3. HOUSING AND RESIDENTIAL GROWTH

Purpose

The purpose of this chapter is to provide the community's goals and policies for housing and future residential growth in Tualatin, which are generally implemented by more specific provisions in the Tualatin Development Code. These goals and policies are based on Tualatin's most recent Housing Needs Analysis (Appendix A) and Housing Strategies (Appendix B), which are incorporated by reference into the Comprehensive Plan. Strategic actions are also included that reflect policies identified in the Housing Needs Analysis and Housing Strategies that are not implemented by Tualatin Development Code or may require further evaluation.

GOAL 3.1 HOUSING SUPPLY.

Ensure that a 20-year land supply is designated and has urban services planned to support the housing types and densities identified in the

Housing Needs Analysis.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow homebased businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses.

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies.

GOAL 3.2 HOUSING FOR ALL. Encourage development and preservation of housing that is affordable for all households in Tualatin.

POLICY 3.2.1 HOUSING TYPE DIVERSITY. Support development of townhomes, duplexes, triplexes, quadplexes, cottages, courtyard housing, accessory dwelling units, single story units, senior housing, and extended family and multi-generational housing in all residential zoning districts.

GOAL 3.3 ADDITIONAL HOUSING OPTIONS

Encourage the establishment of funding sources to support development of additional housing options and related public infrastructure.

Finding: The Plan is consistent with Comprehensive Plan Goal 3. The Plan facilitates infrastructure projects that will support the development of parcels in the Plan Area. The Plan outlines multiple transportation, trail, and sewer projects that will be built to facilitate development, including residential and affordable housing. The Plan Area includes a parcel owned by Community Partners for Affordable Housing, which intends to construct affordable housing units. The Plan facilitates affordable housing within the Plan Area through the infrastructure projects built to benefit affordable housing, and other housing within the Plan Area. The City also included the Community Partners for Affordable Housing on its Task Force advisory board for the Plan Area to ensure the needs of housing and affordable housing were considered and included in Plan. The Plan facilitates residential uses at varying densities and facilitates housing construction to address housing needs. Housing needs will be addressed sooner under the Plan than if the Plan did not exist.

4. ECONOMY, COMMERCIAL, & INDUSTRIAL DEVELOPMENT

GOAL 4.1

Encourage commercial development that provides employment opportunities, as well as access to goods and services for residents, employees, and the general community.

POLICY 4.1.2 CRITICAL SERVICES. Provide for the continued development of major medical services and other critical infrastructure within the City of Tualatin.

POLICY 4.1.4 MIXED USE. Encourage mixed use commercial and residential development.

GOAL 4.2

Encourage new industrial development in ways that strengthen the local tax base and support Tualatin's industrial lands as a major local and regional employment center.

POLICY 4.2.1 Preserve and protect, with limited exceptions, the City's existing industrial land.

POLICY 4.2.2 Fully develop planned industrial areas, providing full transportation, sewer, and water services prior to or as development occurs.

GOAL 4.3

Manage industrial impacts to the environment and other uses

POLICY 4.3.2 Protect residential, commercial, and sensitive industrial uses from the adverse environmental impacts of industrial use.

POLICY 4.3.4 Reasonably protect environmentally sensitive areas from adverse impacts of adjacent development.

POLICY 4.3.6 Protect wooded and other natural areas by requiring their preservation in a natural state or by integrating the major trees into the design of the parking lots, buildings, or more formal landscaping areas of an industrial development. If it is necessary to remove a portion or all of the trees, require mitigation.

Finding: The Plan is consistent with Comprehensive Plan Goal 4. The overall impact of the Plan is to encourage development of the area. The transportation and infrastructure projects in the Plan are intended to directly support the creation of new economic activity in the Area. These projects are necessary to provide the services to allow for the undeveloped parcels to develop in the future. The projects are in conformance with the Economy, Commercial & Industrial chapter of the Comprehensive Plan. Specific projects: 124th/Blake Street Signal, Tonquin Trail, Blake Street Extension, Tonquin Loop Sewer, Basalt Creek Gravity Sewer, Basalt Creek Pump Station and Force Mains, SW Tualatin Gravity Sewer, Development Assistance, Small Business Grants. The City will reasonably protect environmentally sensitive areas from adverse impacts of adjacent development.

5. OTHER LAND USES

Guide the development of uses other than residential, industrial, commercial, open space, and mixed-use development, such as utilities and institutional uses.

5.1 Locate public services and utilities in a manner that minimizes negative impacts and enhances public benefits.

POLICY 5.1.1 GOVERNMENT SERVICES. Locate government offices in a central location that serves the public, except operations functions, which may be appropriately located in the industrial districts.

POLICY 5.1.2 PUBLIC SAFETY. Locate facilities such as utilities and other critical infrastructure to minimize the risk of hazards the facility may pose to surrounding uses, or risks that natural or other hazards may pose to the facility and surrounding uses alike.

POLICY 5.1.3 COMPATIBILITY. Encourage attractive design, screening, and use of landscaping to moderate visual impacts of utilities and public facilities with their urban design context.

POLICY 5.1.4 SCHOOL SITING. Locate schools to complement neighborhood park facilities and integrate the location of schools with surrounding residential neighborhoods. Locate schools to support multi-modal access and to avoid impacts from industrial or other uses that could be harmful to student health.

POLICY 5.1.5 CHILD CARE SITING. Allow the location of child care facilities within commercial, residential, and light industrial areas consistent with state law.

POLICY 5.1.6 WIRELESS FACILITIES. Allow the siting of wireless communication facilities consistent with federal and state law, while encouraging design measures to mitigate visual impacts of facilities and encourage safety and sound construction. Encourage siting strategies that reduce redundant facilities.

POLICY 5.1.7 INTERGOVERNMENTAL COOPERATION. Cooperate with local school districts to plan adequate facilities. Actively involve school districts where school capacity or regulations applicable to school facilities may be considered. Cooperate with regional, state, and federal agencies in planning for medical facilities, solid waste.

GOAL 5.2 Allow flexibility to allow residential facilities, medical facilities, and religious institutions in residential, commercial, and mixed use areas while managing impacts between uses.

POLICY 5.2.1 Allow the location of religious institutions as retirement homes and hospitals in commercial and residential planning districts, subject to conditional use approval, and allow congregate care facilities, assisted living facilities and residential care facilities and hospitals as permitted uses in the Medical Center District.

POLICY 5.2.2 Allow residential facilities and residential homes as permitted uses in all residential planning districts.

POLICY 5.2.3 Limit the siting of residential facilities, retirement homes, and medical services in industrial areas.

POLICY 5.2.4 Ensure that service uses with the potential for increased traffic impacts are appropriately served by surrounding transportation infrastructure.

FINDING: The Plan is consistent with Comprehensive Plan Goal 5. The Plan guides utility uses consistent with the City’s development code and Master Plan Documents. The transportation and infrastructure projects in the Plan are intended to directly support the creation of new economic activity in the Area. These projects are necessary to provide the services to allow for the undeveloped parcels to develop in the future. The specific projects: 124th/Blake Street Signal, Tonquin Trail, Blake Street Extension, Tonquin Loop Sewer, Basalt Creek Gravity Sewer, Basalt Creek Pump Station and Force Mains, SW Tualatin Gravity Sewer, Development Assistance, Small Business Grants will assist to guide the development of uses other than residential, industrial, commercial, open space, and mixed-use development, such as utilities and institutional uses. The Plan does not fund any public buildings and does not limit or impact any uses contemplated in the zoning code or Comprehensive Plan.

6. HISTORIC PRESERVATION

Purpose

The purpose of this chapter is to guide the conservation of historic resources in the City of Tualatin. The City's Historic Resource Technical Study and Inventory (1993) provides the basis for identifying historic and cultural resources within the City of Tualatin.

GOAL 6.1 PRESERVATION. Promote the historic, educational, architectural, cultural, economic, and general welfare of the public through the identification, preservation, restoration, rehabilitation, protection and use of those buildings, structures, sites and objects of historic interest within the City.

POLICY 6.1.1 Strengthen the economy of the City by encouraging property owners to preserve historic resources for tourists, visitors and residents.

POLICY 6.1.2 Identify and preserve diverse architectural styles reflecting periods of the City's historical and architectural development, encourage complementary design and construction for alterations affecting historic resources and encourage relocation of historic resources over demolition.

POLICY 6.1.3 Identify and resolve conflicts between the preservation of historic resources and alternative land uses.

POLICY 6.1.41 Integrate the management of historic resources into public and private land management and development processes.

POLICY 6.1.5 Upon annexation, potential historic resources located outside of the City, but within the City's planning area shall proceed through the significance review, conflicting use and economic, social, environmental and energy analysis.

POLICY 6.1.6 Identify and list additional properties to the current list of protected historic resources. Review the impacts on landmarks when public improvement projects are proposed.

POLICY 6.1.7 Retain landmarks on parcels which cannot be partitioned or subdivided by preserving and not demolishing or relocating them. Retain landmarks located on parcels which can be partitioned or subdivided by property owners and developers integrating the resource into proposed lot configurations and development proposals.

POLICY 6.1.8 Encourage adaptive use. Allow conflicting uses where necessary to encourage preservation and maintenance of historic resources. Favor relocation over demolition.

GOAL 6.2 EDUCATION Foster community and neighborhood pride and sense of identity based on recognition and use of historic resources.

POLICY 6.2.1 Encourage public awareness, understanding and appreciation of the City's history and culture. Promote the enjoyment and use of historic resources appropriate for the education and recreation of the people of Tualatin.

FINDING: The Plan is consistent with Comprehensive Plan Goal 6. None of the properties identified in the City's Comprehensive Plan or Development Code as historic structures are located in the Plan Area. The Plan does not change the requirements of the Tualatin Development Code or protections for historic preservation. TDC 68 (Historic Preservation) remains applicable for historic structures within the City and historic structures within the Plan Area are eligible for historic preservation under federal, state, and City laws.

7. PARKS, OPEN SPACE, ENVIRONMENT

Purpose

The purpose of this chapter is to guide the conservation of natural resources and open space areas, as well as the development of recreational areas and trails. The Parks and Recreation Master Plan is adopted by reference as a supporting technical document to the Tualatin Community Plan. The Parks and Recreation Master Plan contains detailed analysis, discussions, and recommendations on community parks, neighborhood parks, greenways, bicycle and pedestrian routes, and recreation programs. The Tualatin Development Code references figures and maps within the Master Plan.

GOAL 1: Expand accessible and inclusive parks and facilities to support community interests and recreation needs.

GOAL 2: Create a walkable, bikeable, and interconnected city by providing a network of regional and local trails.

GOAL 3: Conserve and restore natural areas to support wildlife, promote ecological functions, and connect residents to nature and the outdoors.

GOAL 7.1

Identify and protect significant natural resources that promote a healthy environment and natural landscape that improves livability, and to provide recreational and educational opportunities.

GOAL 7.2

Balance natural resource protection with growth and development needs.

POLICY 7.2.2 Allow public facilities such as sewer, stormwater, water and public streets and passive recreation facilities to be located in significant natural resource areas provided they are constructed to minimize impacts and with appropriate restoration and mitigation of the resource.

Finding: The Plan is consistent with Comprehensive Plan Goal 7. The funding for the Tonquin Trail project aligns with the Parks, Open Space and Environment chapter of the Comprehensive Plan. The construction of public facilities will conform the standards established in the Comprehensive Plan and Tualatin Development Code. Redevelopment under the Plan will be required to comply with floodplain regulations and TDC Chapter 70 (Floodplain District). Slopes are identified by the City as constraining land in certain areas within the Plan Area. Metro Regional Functional Plan Title 3 and 13 conservation areas will be administered by the City in cooperation with Clean Water Services. Future development in Tualatin must comply with City standards and Clean Water Services' Design and Construction Standards & Service Provider Letters (SPLs) for impacts in sensitive areas such as vegetated corridors surrounding streams and wetland habitat. The Plan territory remains subject to the jurisdiction of the State Department of Environmental Quality. All air pollution requirements will remain unchanged. Properties subject to City/Tualatin Development Commission jurisdiction will be required to comply with DEQ and Metro air quality standards in TDC 63.053 (Air Quality). The City will continue to coordinate with Clean Water Services on new development in the Area and the drainage management of that development with be required to comply with City Code and Clean Water Services regulations. The Plan conforms to

the Tualatin Drainage Plan, the Surface Water Management Ordinance (SWM Ordinance) (Ord. No. 846-91), the Northwest Tualatin Concept Plan 2005, the Southwest Tualatin Concept Plan 2010 and TDC Chapter 74. The surface water management policies and requirements in the SWM Ordinance were adopted by the City to implement Clean Water Services requirements for control of sedimentation and water quality. All development will be required to comply with all City environmental laws and development standards for greenways and natural areas, including TDC Chapter 72 (Natural Resources Protection Overlay District).

8. TRANSPORTATION

This chapter reflects the City's current Transportation System Plan as it applies to development activities and city actions. The Transportation System Plan guides transportation planning, policy, and investment for Tualatin.

GOAL 8.1 ACCESS AND MOBILITY.

Maintain and enhance the transportation system to reduce travel times, provide travel-time reliability, provide a functional and smooth transportation system, and promote access for all users.

GOAL 8.2 SAFETY.

Improve safety for all users, all modes, all ages, and all abilities within the City of Tualatin.

GOAL 8.5 ECONOMY.

Support local employment, local businesses, and a prosperous community while recognizing Tualatin's role in the regional economy.

POLICY AREA 8.9 ROADWAY POLICIES.

The following establish the City's policies on roadways.

POLICY 8.9.1 Implement design standards that provide clarity to developers while maintaining flexibility for environmental constraints.

POLICY 8.9.2 Ensure that street designs accommodate all anticipated users including transit, freight, bicyclists and pedestrians, and those with limited mobility.

POLICY 8.9.3 Work with Metro and adjacent jurisdictions when extending roads or multi-use paths from Tualatin to a neighboring City.

Finding: The Plan conforms with the Transportation Chapter of the Comprehensive Plan as the projects will provide improvements to the transportation network in the Area. The network will serve both motorized traffic and will also include funding for the Tonquin Trail. These improvements will not only improve access but will catalyze development of sites in the Area providing increased tax base and employment opportunities. Specific projects: 124th/Blake Street Signal, Tonquin Trail, Blake Street Extension. The projects within the Plan are already identified in the City's Transportation System Plan.

9. PUBLIC FACILITIES & SERVICES

Purpose

The purpose of this chapter is to facilitate the development of citywide public facilities in relationship to other development needs. This chapter includes water, sanitary sewer, and stormwater infrastructure goals and policies.

GOAL 9.1

Water Plan, construct, and maintain a City water system that protects the public health, provides cost-effective water service, meets the demands of users, addresses regulatory requirements and supports all land uses.

POLICY 9.1.1 Require developers to aid in improving the water system by constructing facilities to serve new development and extend lines to adjacent properties.

Policy 9.1.2 Water lines should be looped whenever possible to prevent dead-ends, to maintain high water quality and to increase reliability in the system.

POLICY 9.1.21 Improve the water system to provide adequate service during peak demand periods and to provide adequate fire flows during all demand periods.

GOAL 9.2

Plan, construct, and maintain a City sewer system that protects the public health, protects the water quality of creeks, ponds, wetlands and the Tualatin River, provides cost-effective sewer service, meets the demands of users, addresses regulatory requirements and supports all land uses.

POLICY 9.2.4 Require developers to aid in improving the sewer system by constructing facilities to serve new development as well as adjacent properties

POLICY 9.2.5 Improve the existing sewer system to provide adequate service during peak demand periods.

GOAL 9.3

Provide a plan for routing surface runoff through the City, utilizing the natural drainage way where possible.

Policy 9.3.1 The City of Tualatin will provide an addendum to the City of Tualatin's Stormwater Master Plan to address identified needs for the Basalt Creek Area.

Finding: The Plan is consistent with Goal 9 of the Comprehensive Plan. The Plan projects are in conformance with this Public Facilities and Services chapter of the Comprehensive Plan and City Master Plans. Projects in the Plan will provide critical infrastructure improvements to facilitate future development in the Area and specific projects include transportation, sewer, and trail projects. This includes: Tonquin Loop Sewer, Basalt Creek Gravity Sewer, Basalt Creek Pump Station and Force Mains, and SW Tualatin Gravity Sewer. The City of Tualatin is currently engaging in additional stormwater

planning in the Basalt Creek area in FY 2021/2022 that will help identify the existing and any future infrastructure needs. Future funding from urban renewal may be used for those identified projects based on TDC priorities and available tax increment revenues.

10. LAND USE DESIGNATIONS AND ZONING.

The purpose of this chapter is to define a distinct range of land use designations that directly correspond with zones applied to lands within the City of Tualatin and its Urban Planning Area. This chapter explains the intention and distinguishing characteristics of each land use designation.

FINDING: The Plan is consistent with Goal 10 of the Comprehensive Plan. The City has already zoned the area within the Plan. Nothing in the Plan proposes to rezone any areas within the Plan. It is anticipated that annexation into the City will occur before redevelopment. As such, any redevelopment will be subject to the City's zoning code upon annexation. The Plan implements the goals of the zoning code by allowing development to occur consistent with designated zoning. The transportation, utility, and other projects within the Plan will allow the City to accomplish its zoning goals for the Plan Area.

B. Tualatin Economic Development Strategy Memorandum, ECONorthwest, December 4, 2019

Strategy 1: Ensure an Adequate Supply of Land that is Available and Serviceable

Goal

Ensure that sufficient land is designated so that the supply is adequate for commercial and industrial development. Maintain an adequate short-term supply of suitable, shovel-ready commercial and industrial land to respond to economic development opportunities as they arise.

Action 1.2: Identify opportunities to make more efficient use of industrial land.

Action 1.4. Plan for infrastructure development to support commercial and industrial development.

Action 1.6. Plan for long-term development in Tualatin through 2040 and beyond.

Strategy 2: Identify Redevelopment Opportunities

This strategy focuses on actions that are intended to identify redevelopment opportunities in areas where employment growth would be appropriate.

Goal

Redevelop selected areas of Tualatin to create vibrant mixed-use districts that include new employment and housing opportunities.

Action 2.3: Identify opportunities to redevelop and intensify uses in industrial areas.

Strategy 3: Support Business Retention, Growth, and Attraction

Goal

Support business growth in Tualatin to diversify and expand commercial and industrial development in order to provide employment opportunities with levels of pay that allows workers to live in Tualatin, as well as supporting the City's tax base.

Action 3.2: Support growth of existing businesses in Tualatin.

Action 3.3: Support growth of and retain entrepreneurial businesses in Tualatin.

Action 3.4: Identify opportunities to attract or grow businesses with pay at or above Tualatin's average wage.

Action 3.5: Evaluate use of incentives to retain, grow, and attract businesses.

Strategy 4: Ensure there are Connections between Planning for Economic Development and Other Community Planning

Goal

Ensure that Tualatin develops as a walkable and complete community with a range of amenities that are easily accessible to people who live in Tualatin.

Action 4.2. Coordinate planning for economic development planning with housing planning.

Action 4.4. Identify opportunities to support workforce development.

Finding: The Plan conforms with the *Tualatin Economic Opportunities Analysis* as it provides a transportation network and utilities to undeveloped properties within the Tualatin UGB, providing development opportunities for new businesses and expansion opportunities for existing businesses. The Plan also improves the transportation network inside the Area providing an enhanced transportation network. The Plan provides resources to provide developer incentives to facilitate development in the Area.

C. City of Tualatin Economic Strategic Plan 2014 Update

Overall Goal

Continue a leadership role as one of the premier economic activity centers in the greater Portland metropolitan region. Focus on growing family wage jobs in targeted business clusters while encouraging high standards and excellence in urban design.

Strategy 1: BUSINESS RETENTION, EXPANSION & RECRUITMENT

Retaining and cultivating the growth of existing businesses, as well as attracting new employers, is central to the health of Tualatin. These strategies are designed to strategically focus the City's efforts and resources.

Strategy 2: :BUSINESS CLIMATE/ COMPETITIVE POSITIONING

Creating and maintaining a positive climate for business is an effort which takes continual attention. These strategies are designed to ensure the City is actively refining its procedures and codes to encourage business development and job creation.

Finding: The Plan conforms with the *Tualatin Economic Strategic Plan* as it provides a transportation network and utilities to undeveloped industrial properties within the Tualatin UGB providing development opportunities for new businesses and expansion opportunities for existing businesses. The

Plan also improves the transportation network inside the Area providing an enhanced transportation network for existing businesses. The Plan provides resources to provide developer incentives to facilitate development in the Area.

D. Tualatin Municipal Code: Development Code

The land uses in the Area will conform to the zoning designations in the Tualatin Development Code, including the maximum densities and building requirements, and are incorporated by reference herein. The existing zoning is shown in Figure 3.

The development is expected to conform to the zoning requirements. As the Municipal Code is updated, this document will be automatically updated. If a substantial amendment is completed in the future, this section will be updated to match the current zoning designations.

The zoning categories at the time of the Southwest and Basalt Creek Development Area Plan preparation follow. They are in the order that they occur in the Development Code.

Existing Zoning Categories

Low Density Residential (RL)

The purpose of the Low Density Residential (RL) zone is to provide low density residential areas in the City that are appropriate for dwellings on individual lots, as well as other miscellaneous land uses compatible with a low density residential environment.

High Density Residential (RH)

The purpose of this zone is to provide areas of the City suitable for townhouses, high density garden apartment and condominium developments.

Neighborhood Commercial (CN)

The purpose of this district is to provide locations for commercial uses within close proximity to residential areas, to provide opportunities to serve the needs of residents for convenience shopping and services. The primary uses are intended to include professional offices, services, and retail oriented to the day-to-day needs of adjacent neighborhoods. Neighborhood commercial uses are intended to be pedestrian oriented and should serve to reduce automobile trips and energy consumption. The purpose is also to assure that development is of a scale and design that is compatible with the residential environment and is an enhancement to neighborhood areas. It is not the purpose of this district to allow for large scale commercial facilities, such as large grocery or department stores, which are more appropriately located within the downtown area.

General Manufacturing (MG)

The purpose of this zone is to provide areas of the City that are suitable for a wide range of heavier manufacturing and processing activities, including those of a more intense nature and impact than the uses allowed in the Light Manufacturing (ML) Planning Zone. Industrial uses that are environmentally adverse or pose a hazard to life and safety are prohibited. A limited amount of commercial service and other support uses are permitted as regulated by the Commercial Services Overlay zone and the Limited Commercial Setback.

Manufacturing Park (MP)

The purpose of this district is to provide an environment exclusively for and conducive to the development and protection of modern, large-scale specialized manufacturing and related uses and research facilities. Such permitted uses must not cause objectionable noise, smoke, odor, dust, noxious gases, vibration, glare, heat, fire hazard or other wastes emanating from the property. The district is to provide for an aesthetically attractive working environment with park or campus like grounds, attractive buildings, ample employee parking and other amenities appropriate to an employee oriented activity. The purpose is also to protect existing and future sites for such uses by maintaining large lot configurations or a cohesive planned development design and limiting uses to those that are of a nature so as to not conflict with other industrial uses or surrounding residential areas. The purpose is also to allow a limited amount of commercial uses and services and other support uses..

Manufacturing Business Park (MBP)

(1) The purpose of this zone is to provide an environment exclusively for and conducive to the development and protection of modern, large-scale specialized manufacturing and related uses and research facilities. Such permitted uses must not cause objectionable noise, smoke, odor, dust, noxious gases, vibration, glare, heat, fire hazard or other wastes emanating from the property. The zone is to provide for an aesthetically attractive working environment with park or campus like grounds, attractive buildings, ample employee parking and other amenities appropriate to an employee oriented activity. The purpose is also to protect existing and future sites for such uses. The purpose of this zone is to provide an environment for industrial development consistent with the Southwest Concept Plan (SWCP) and with the Metro-designated Regionally Significant Industrial Area (RSIA).

(2) The Manufacturing Business Park (MBP) Zone will be a mix of light industrial and high-tech uses in a corporate campus setting. Permitted uses are required to be conducted within a building and uses with unmitigated hazardous or nuisance effects are restricted. The RSIA-designated area requires at least one 100-acre parcel and one 50-acre parcel for large industrial users. The remainder of the area is likely to include light to medium industrial uses with some limited, local-serving commercial services. The zone is intended to provide for an aesthetically attractive working environment with campus-like grounds, attractive buildings, ample employee parking and other amenities appropriate to an employee oriented activity. It also is intended to protect existing and future sites for such uses by maintaining large lot configurations, a cohesive planned-development design and limiting uses to those that are of a nature that will not conflict with other industrial uses or nearby residential areas of the City.

Unannexed/Inside Urban Growth Boundary

There are properties within the URA that are in unincorporated Washington County but also within the Urban Growth Boundary of the City of Tualatin. It is anticipated that these properties will be annexed prior to development occurring on them and that they will follow the requirements of the zone they are designated.

Finding: The Plan conforms with the Tualatin Development Code as the projects will support the development of parcels in the Area and those parcels will be developed in accordance with the Municipal Code through the normal City of Tualatin development review process.

E. Washington County Comprehensive Framework Plan

General

Policy 2: Citizen Involvement

It is the policy of Washington County to encourage citizen participation in all phases of the planning process and to provide opportunities for continuing involvement and effective communication between citizens and their County government.

Implementing Strategies

The County will:

- a. Provide information on planning issues and policies in clear and understandable form.*

Finding: The City/Tualatin Development Commission encouraged citizen participation through multiple levels of outreach and opportunities for citizen involvement. The City/Tualatin Development Commission created an Urban Renewal Task Force to consider and review the Plan. The Urban Renewal Task force conducted four public meetings in compliance with Oregon Public Meetings laws. The public was allowed to both attend the meetings and provide comment at each of the four meetings. Task Force Meeting Minutes. In addition, the City/Tualatin Development Commission provided an online Open House throughout July 2021. An Online Forum was held with Basalt Creek property owners to brief them on the Plan and answer any questions. The City/Tualatin Development Commission submitted the Plan to the Tualatin Planning Commission for its review and recommendation. The public had an opportunity to provide comments to the Plan at the Tualatin Planning Commission meeting. The public was also provided an opportunity to comment on the Plan before both the Tualatin Development Commission and the Tualatin City Council. Tualatin Development Commission Meeting minutes; Tualatin City Council Meeting minutes. The Plan conforms with the Washington County Comprehensive Plan Policy 2 Citizen Involvement.

Policy 3: Intergovernmental Coordination

It is the policy of Washington County to effectively coordinate its planning and development efforts with federal, state, and other local governments and special districts to ensure that various programs and activities undertaken by these bodies are consistent with the County Comprehensive Plan.

Implementing Strategies

- a. Coordinate planning activities with appropriate federal, state, regional and local government units, and with affected special service districts.*

Finding: The City/Tualatin Development Commission coordinated planning activities with Washington County. The City and Washington County currently have an Urban Planning Area Agreement (UPAA) that governs coordinating activities. The City/Tualatin Development Commission engaged with the County in drafting the initial concept plan for the Basalt Creek and Southwest Areas. The Basalt Creek and Southwest areas are to be annexed and redeveloped subject to City standards for the areas within the Plan boundaries. The City/Tualatin Development Commission staff presented the Plan to Washington County Board of County Commissioners in the process of formation of the urban renewal area. The

City/Tualatin Development Commission also ensured coordination through use of the Urban Renewal Task Force and in appointing Tualatin Valley Fire & Rescue as a member. All taxing districts were sent letters informing them of the process and providing opportunities to comment on the Plan. The Plan conforms with the Washington County Comprehensive Plan Policy 3 Intergovernmental Coordination.

Policy 4: Natural & Cultural Setting, Air Quality. It is the policy of Washington County to support efforts to control emissions of air pollutants in the county and region, and attempt to limit the adverse impacts of air pollution resulting from development.

Implementing Strategies

a. Assure that the community plan element of the Comprehensive Plan considers air quality impacts of alternative land uses.

b. Cooperate and work with the State Department of Environmental Quality and the Metropolitan Service District to achieve regional air quality attainment goals through adopted regional control strategies. The County will require that major new sources comply with the federal New Source Review Program.

c. Comply with Department of Environmental Quality air quality standards and work with the DEQ and Metropolitan Service District to develop and implement state and regional air quality programs.

Finding: The Plan territory remains subject to the jurisdiction of the State Department of Environmental Quality and the Metropolitan Service District regardless of the Plan. All air pollution requirements will remain unchanged. Properties subject to City/Tualatin Development Commission jurisdiction will be required to comply with DEQ and Metro air quality standards. Tualatin Development Code 63.053 (Air Quality), provides:

(1)Restrictions. All uses and development must comply with the most recent air quality standards adopted by the Oregon Department of Environmental Quality. Plans of construction and operations must comply with the recommendations and regulations of the State Department of Environmental Quality.

(2)Method of Measurement. All measurements of air pollution must be by the procedures and with equipment approved by the State Department of Environmental Quality or equivalent and acceptable methods or measurement approved by the City. Upon request of the City, persons responsible for a suspected source of air pollution must provide quantitative and qualitative information regarding the discharge that will adequately and accurately describe operation conditions.

The Plan complies with County policy 4.

County Policy 5: Noise: It is the policy of Washington County to support efforts to control noise and attempt to limit the adverse impacts of noise.

Implementing Strategies

a. Investigate the feasibility of undertaking a study of noise problems in the unincorporated area, and if the study reveals serious noise pollution problems, will consider the feasibility of revising its existing noise regulations to control identified noise problems.

- b. Comply with Department of Environmental Quality noise standards.*
- c. Include provisions in the Community Development Code to minimize adverse impacts of noise.*
- d. Consider noise-generating sources and noise-sensitive land uses in the community plan elements of the Comprehensive Plan.*
- e. Discourage the location of service facilities such as schools, hospitals, nursing homes, public assembly and high-density residential development within the year 2000 LDN55 and LDN 60 contours.*
- f. Coordinate with the Department of Environmental Quality, Oregon Department of Transportation and the Port of Portland when establishing land use designations near airports.*

Finding: The Plan territory remains subject to the DEQ noise standards. In addition, all areas within the City are subject to the City’s noise ordinance in Tualatin Municipal Code 6-14. All uses and development within the City “must comply with the Oregon State Department of Environmental Quality standards relating to noise and the City of Tualatin noise ordinance in, TMC 6-14.” See, TDC 63.051 (Noise). The same or greater standards for noise reduction will occur within the Plan area.

Policy 6, Water Resources: *It is the policy of Washington County to support efforts to preserve and improve the quality of water resources.*

Implementing Strategies

- a. Limit the removal of natural vegetation along river and stream banks, particularly in locations identified as Significant Natural Areas in community plans.*
- b. Regulate construction practices and stream channel improvements in accord with the drainage management program outline pursuant to Policy 27 of this plan.*
- c. Minimize the establishment of subsurface sewage disposal systems, e.g., septic tanks.*
- d. Develop standards for connections to public drainage ways to reduce volumes of chemicals and sediments reaching the stream systems.*
- e. Comply with the May 17, 1974 order of the state engineer establishing and setting forth control provisions for the Cooper Mountain-Bull Mountain Critical Ground Water Area.*
- f. Comply with Department of Environmental Quality water quality standards.*
- g. Promote compliance with the Healthy Streams Plan, as adopted by Clean Water Services and in compliance with the CWS-County intergovernmental agreement, to the extent that the Healthy Streams Plan and associated CWS programs apply inside the UGB.*

Finding: Metro Regional Functional Plan Title 3 and 13 conservation areas will be administered and protected by Clean Water Services. Future development in Tualatin must comply with Clean Water Services’ Design and Construction Standards & Service Provider Letters (SPLs) for impacts in sensitive areas such as vegetated corridors surrounding streams and wetland habitat. Although no areas of floodplain or regulatory floodway are mapped by the Federal Emergency Management Agency (FEMA)

in the Basalt Creek Planning Area, Tualatin Development Code Chapter 70 (Floodplain Development) would be applicable to individual properties, upon annexation to Tualatin.

Policy 7, Land Resources: It is the policy of Washington County to prohibit new mineral resource extraction operations and expansion* of existing operations within the Urban Growth Boundary unless it is demonstrated there are no economically feasible alternative sites outside the Urban Growth Boundary or unless it is necessary to properly reclaim the site and adjacent lands. The impacts of existing mineral resource extraction industries on adjacent land uses shall be minimized, and all mineral resource extraction sites will be reclaimed when exhausted.*

Implementing Strategies

a. Utilize the Mineral and Aggregate Overlay District to protect identified mineral and aggregate resource sites and to reduce potential impacts of resource extraction on adjacent uses.

b. Protect existing mineral and aggregate resource extraction sites located in the Industrial (IND) landuse district. In determining whether existing sites should be expanded or new sites established, consideration shall be given to population growth, area or regional needs, proximity to the utilization area, fluctuations in the construction industry, adequate reclamation of the site and adjacent lands, and the quality and quantity of mineral and aggregate resources available at other identified sites.

c. Require applications for expansion of existing or establishment of new mineral and aggregate resource extraction operations to identify all uses, including farm and forest uses, dwelling units, and significant natural and cultural resources, which may be adversely affected.

d. Require new or expanded mineral and aggregate extraction operations to develop programs based on economic, social, environmental and energy consequences analysis, that will minimize any negative effects that expansion of existing or establishment of new mineral and aggregate extraction activities may have on surrounding affected uses.

e. Require that all mineral and aggregate sites be reclaimed to a state allowing redevelopment of the site in accordance with the Plan.

f. Request the Oregon Department of Geology and Mineral Industries to conduct (by January 1, 1985) a joint study with the County concerning optimal long-term aggregate resource areas.

g. Prohibit the extraction of sand and gravel from the limited number of urban streambeds to protect fish and wildlife habitats and to prevent soil erosion and water pollution.

** The terms "new" or "expansion" in reference to mineral resource activities related to undertaking such activities on tax lots where such uses have not occurred or been permitted previously.*

Finding: The Plan does not authorize new extraction operations or expansion of existing extraction operations. To the contrary, the Plan encourages redevelopment of existing extraction operations to other urban uses. The Plan also encourages redevelopment to reclaim areas previously used for extraction activities. The Plan is consistent with Policy 7.

Policy 8, Natural Hazards: It is the policy of Washington County to protect life and property from natural disasters and hazards.

Implementing Strategies

a. Regulate new development in flood plain areas identified as being subject to flooding in the event of a 100-year flood (a flood with a 1 percent chance of occurrence in any year) as identified in the latest H.U.D. or Corps of Engineers flood area studies. Such regulations shall discourage new development in flood plains and alterations of existing identified flood plains. Modifications or additions to existing structures may be allowed subject to engineering requirements, which do not increase flood damage potential.

b. The County's treatment of slopes shall be governed by the following guidelines:

1. For slopes less than 20 percent there is a presumption that the slope is not a limiting factor in the development of a parcel for residential use.

2. For slopes of 20 percent or greater there is a presumption that slopes may require an engineering analysis to demonstrate that specific slope and soils are adequate to allow development to proceed.

3. For slopes 20 percent or greater there is a presumption that the slope and soils may cause the application of normal density to be restricted, with density credits and transfers to flatter areas and/or the use of larger lot sizes and reduced density.

Finding: Redevelopment under the Plan will be required to comply with floodplain regulations. Both the County and City restrict floodplain development. For all redevelopment occurring within the City, the development must comply with TDC Chapter 70 (Floodplain District). The Floodplain restrictions for development within the County remained unchanged as a result of the Plan. Slopes are identified by the City as constraining land in certain areas within the Plan. These areas are identified by the City in its comprehensive plan and land use regulations. Slope restrictions within the County remain unchanged under the Plan. Metro Regional Functional Plan Title 3 and 13 conservation areas will be administered and protected by Clean Water Services. Future development in Tualatin must comply with Clean Water Services' Design and Construction Standards & Service Provider Letters (SPLs) for impacts in sensitive areas such as vegetated corridors surrounding streams and wetland habitat. Although no areas of floodplain or regulatory floodway are mapped by the Federal Emergency Management Agency (FEMA) in the Basalt Creek Planning Area, Tualatin Development Code Chapter 70 (Floodplain Development) would be applicable to individual properties, upon annexation to Tualatin. The Plan complies with Policy 8.

Policy 9, Energy Resources: It is the policy of Washington County to conserve existing identified energy resources while encouraging development of renewable and alternative resources and implementation of new energy producing systems.

Implementing Strategies

a. Include solar access provisions in the Community Development Code.

b. Investigate the possible adoption and implementation of a wind power access ordinance.

Finding: The Plan enhances the opportunity to develop renewable and alternative resources. Redevelopment of property provides opportunities for solar, wind, and other renewable energy

companies to locate within the Plan area. The County's Solar access provision remain unchanged within the County. The Plan Complies with Policy 9.

Policy 10, Biological Resources And Natural Areas: *It is the policy of Washington County to protect and enhance Significant Natural Areas.*

Implementing Strategies

a. Identify Significant Natural Resources and directions for their protection or development in the community plans. Those directions shall assure that the unique values of Significant Natural Resources can be examined and that all reasonable methods for their preservation can be pursued prior to development, without penalty for the potential loss of development density that may result.

b. Outside of Significant Natural Resources, provide opportunity for the protection and enhancement of Regionally Significant Fish & Wildlife Habitat, as identified by Metro's Regionally Significant Fish & Wildlife Habitat Inventory Map, without penalty for the potential loss of development density that may result.

c. Through the Community Development Code, review and regulate proposed activities in identified Significant Natural Resource Areas. The review process shall adhere closely to provisions in applicable community plans, which direct the manner and extent to which the area shall be protected.

d. Utilize the LCDC Goal 5 process described in Oregon Administrative Rule 660-016-0025 to review Goal 5 resources during the five-year update of community plans.

e. Support preferential taxation methods to encourage retention of significant natural areas as open space.

f. Explore preservation of significant natural areas through fee simple purchase and encouragement of purchase by other concerned agencies and groups (i.e., THPRD, Nature Conservancy).

g. Evaluate the potential for including specific natural areas and habitats within the County's or the Tualatin Hills Park and Recreation District's park and recreation system.

h. Develop tree conservation standards to regulate the removal of or damage to trees and vegetation in identified Significant Natural Areas within the unincorporated urban area, in order to retain the wooded character and habitat of urban forested lands.

i. Coordinate with Clean Water Services to adopt or amend local standards, which ensure that fish and wildlife habitats are adequately protected and enhanced in compliance with local, regional, state and federal requirements.

j. For new urban areas, adopt Local Wetland Inventories (LWIs) as part of the Comprehensive Plan, pursuant to OAR 660-023-0100(3). New urban areas are urban incorporated lands that came into the Urban Growth Boundary in 2002 or later (with the exception of the Arbor Oaks Subarea). LWIs may be adopted by Resolution and Order. LWIs will serve as supporting documents to the Comprehensive Plan, and will be adopted by reference into the Resource Document element of the Comprehensive Plan.

Finding: Metro Regional Functional Plan Title 3 and 13 conservation areas will be administered and protected by Clean Water Services. Future development in Tualatin must comply with Clean Water Services' Design and Construction Standards & Service Provider Letters (SPLs) for impacts in sensitive areas such as vegetated corridors surrounding streams and wetland habitat. Although no areas of floodplain or regulatory floodway are mapped by the Federal Emergency Management Agency (FEMA) in the Basalt Creek Planning Area, Tualatin Development Code Chapter 70 (Floodplain Development) would be applicable to individual properties, upon annexation to Tualatin.

Policy 11, Cultural Resources: *It is the policy of Washington County to protect its historic and cultural resources.*

Implementing Strategies

a. Include all cultural resources determined to be significant or important, in the manner specified by OAR 660-16-000, in its Cultural Resource Inventory. A resource will be included in the Inventory if it:

- 1. Exemplifies or reflects special elements of the county's cultural, social, economic, political, aesthetic, engineering, architectural or archeological history;*
- 2. Is identified with persons or events significant in local, state or national history;*
- 3. Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- 4. Is representative of the notable work of a builder, designer or architect;*
- 5. Retains physical integrity in original design, condition and setting; or*
- 6. Is included in the National Register of Historic Places.*

Finding: The Plan does not impact Cultural Resources. The County's cultural resource provisions in its code remain unchanged. Any redevelopment occurring under the Plan within the City will be subject to the City's Historical Resources protections in Tualatin Development Code Chapter 68 (Historic Preservation). The Plan complies with Policy 11.

Policy 12, Scenic Resources: *It is the policy of Washington County to protect and enhance its outstanding scenic views, routes and features.*

Implementing Strategies

- a. Identify outstanding scenic resources and provide for their protection in the community plans. The community plans shall direct the manner and extent to which the area shall be protected.*
- b. Through the Community Development Code, review and regulate proposed activities in areas of outstanding scenic resources.*
- c. Encourage scenic easements or other means of providing public access to sites with outstanding views.*
- d. Work with private owners to improve the public's access to sites identified as having significant scenic views.*

Finding: The County's code will apply to areas within the County and outside of the City limits. All protections for scenic resources will remain unchanged. Areas of redevelopment occurring within the City under the Plan will be subject to City's code, including designations under the City's Natural Resource Protection in Tualatin Development Code Chapter 72. The Plan does not contemplate development in natural areas and retains scenic value. The Plan complies with Policy 12.

Finding: Policies 4-12 refer to growth within the County's unincorporated areas. It is anticipated that new development that occurs in the Area will be on land that is annexed to the City prior to development occurring. Therefore, the City's Comprehensive Plan guidelines would be followed in reviewing any new development. If development occurs in unincorporated areas then Washington County will review that development to ensure it meets their standards including standards for the Natural and Cultural setting.

Finding: Portions of the urban renewal area are in unincorporated areas, but within the UGB and will be annexed into the city of Tualatin in the future prior to receiving city infrastructure. Those new developments will be reviewed in accordance with the Tualatin Comprehensive Plan. The Plan conforms with the Washington County Comprehensive Plan, Policies 4-12 Natural and Cultural Settings.

Policy 13: Reasons for Growth

It is the policy of Washington County to establish a growth management system for the unincorporated areas within the UGB which promotes:

- (1) Efficient, economic provision of public facilities and services;*
- (2) Infill development in established areas while preserving existing neighborhood character;*
- (3) Development near or contiguous to existing urban development where services are available;*
- (4) Parcelization of land such that future development at urban densities can take place;*
- (5) Development which is compatible with existing land uses;*
- (7) Development in concert with adopted community plans*
- (8) Utilization of existing capital infrastructure*

Finding: Portions of the urban renewal area are in unincorporated areas, but within the UGB and will be annexed into the City of Tualatin in the future. The City and County have an Urban Planning Area Agreement that governs the City's expansion within the UGB. The Plan conforms with the Washington County Comprehensive Plan, Policy 13: Reasons for Growth.

Policy 15, Roles And Responsibilities For Serving Growth: *It is the policy of Washington County to work with service providers, including cities and special service districts, and Metro, to ensure that facilities and services required for growth will be provided when needed by the agency or agencies best able to do so in a cost effective and efficient manner.*

Finding: The Plan contemplates properties within the City's Planning Area and Metro UGB to annex to the City. In order to annex, the City must establish sufficient urban services are provided to the area to be annexed. The City has established Master Plan and other Planning documents that contemplate servicing areas within the Plan with urban services. Clean Water Services is the current provider of urban

sewer and stormwater services within urban areas of Washington County. Clean Water Services will serve the area within the Plan consistent with Clean Water Services standards and plans. The Plan complies with Policy 15.

Policy 16, Quantity Of Growth: It is the policy of Washington County that Community Plans be prepared, evaluated and updated using housing, employment and population allocations contained in the Comprehensive Framework Plan as the minimum necessary number of new housing units and new jobs which must be accommodated.

Finding: Areas within the County will remain subject to County code provisions. Areas of redevelopment occurring within the City will be subject to City code. The City's code provides for quantity of growth. The Plan complies with Policy 17.

Policy 17, Quality Of Development: It is the policy of Washington County to:

A. Locate development through the community planning process by considering land use compatibility, complementary scale, and overall community impacts; and, establish a clear and objective development review process which evaluates individual developments from a functional site design perspective.

B. Utilize a one map planning methodology with respect to a plan map and implementation mechanism. The Community Development Code (Development Regulations) shall be prepared using such an approach.

C. Develop the Community Development Code utilizing the following objectives:

- Allow master application form, one step permit*
- Implement the Plan*
- Standardize procedures for all land use actions*
- Establish a two-tier review process for land use actions in transit oriented districts that has specific design standards and provide for a quicker review process and flexibility*
- Reduce costs (public and private)*
- Protect existing neighborhoods*
- Allow flexibility in developing areas*
- Include clear and objective standards and criteria to*
 - Add predictability*
 - Remove confusion*
 - Simplify requirements*
- Allow consolidated review of multiple requests for the same site.*
- Protect existing open space and recreational facilities.*

Finding: Areas within the County will remain subject to County code provisions. Areas of redevelopment occurring within the City will be subject to City code. The City’s code provides for quality development. Nothing in the Plan diminishes the quality of development, but rather will enhance quality development. The Plan complies with Policy 17.

Policy 18, Plan Designations And Locational Criteria For Development: It is the policy of Washington County to prepare community plans and development regulations in accordance with land use categories and locational criteria contained in the Comprehensive Framework Plan.

Finding: The Plan does not change the community plan or development regulations for areas within the County. Upon annexation, areas will be annexed to the City and subject to City development code standards. The Plan complies with Policy 18.

Policy 19, Infill It is the policy of Washington County to provide regulations for developing vacant bypassed lands of two acres or less in areas designated R-5 and R-6. The intent of such regulations shall be to ensure that new development is consistent with the density requirements of each district, and is compatible with the character of existing developments by establishing a review process and criteria which emphasize privacy, lot size, buffering, access, and circulation. Application of the review criteria shall not preclude development to the density allowed by each district.

Finding: The Plan does not change the development regulations of the County. Upon annexation, areas within the Plan will be subject to City development code standards. New development will be consistent with the density requirements of each district, and is compatible with the character of existing developments by establishing a review process and criteria which emphasize privacy, lot size, buffering, access, and circulation. The Plan complies with Policy 19.

Policy 20: Urban Area Economy

It is the policy of Washington County to encourage and participate in activities which strengthen the local economy through:

(1) Retention and expansion of existing businesses and industry;

(2) Provision of diverse employment opportunities;

(4) Continued diversification of the county's economic base.

Finding: The Plan has projects and programs identified to aid existing Tualatin businesses and provide necessary infrastructure to help facilitate future development of the Area. This development is expected to provide diverse employment opportunities and continue diversification of the county’s economic base. In 2004 Metro adopted Ordinance No. 14-1040B, intended to increase the Portland metropolitan urban growth boundary to accommodate growth in industrial employment. That expansion included 1,940 acres of land for industrial and other purposes, including the area now known as the Basalt Creek Planning Area. The Basalt Creek Concept Plan addressed concept planning for employment areas and provided a market analysis of commercial, industrial, and residential real estate markets. All development within the Plan area will comply with the City’s development code, which implemented the Basalt Creek Concept Plan. The Plan conforms with Washington County Comprehensive Policy 20:

Policy 27: Drainage Management

It is the policy of Washington County that drainage be managed Countywide through a system which coordinates the activities of County agencies, local jurisdictions and special districts, and addresses both the water quality and quantity aspects of drainage management.

Finding: The City will continue to coordinate with the County and with Clean Water Services on any new development in the Area and the drainage management of that development. The Plan conforms with the Washington County Comprehensive Plan, Policy 27: Drainage Management. Drainage, storm water and surface water runoff in Tualatin are addressed in the Tualatin Drainage Plan, the Surface Water Management Ordinance (SWM Ordinance) (Ord. No. 846- 91), the Northwest Tualatin Concept Plan 2005, the Southwest Tualatin Concept Plan 2010 and TDC Chapter 74, the objective of which includes compliance with Metro’s Urban Growth Management Functional Plan (UGMFP) Title 3 and by extension, Goal 5. The surface water management policies and requirements in the SWM Ordinance were adopted by the City and other jurisdictions in the Tualatin River Basin to implement Clean Water Services requirements for control of sedimentation and water quality, which had been found by Metro to be consistent with Title 3, thus bringing Tualatin into conformance with Title 3 as well. Compliance with Title 13 is satisfied by Tualatin’s participation in the Tualatin Basin Plan and previously adopted amendments to the Comprehensive Plan and Development Code. The conservation areas will be administered and protected by Clean Water Services. Future development in Tualatin must comply with Clean Water Services’ Design and Construction Standards & Service Provider Letters (SPLs) for impacts in sensitive areas such as vegetated corridors surrounding streams and wetland habitat (TDC Chapters 33 and 36).

Policy 41: Urban Growth Boundary Expansions

It is the policy of Washington County to ensure an efficient and effective transition of rural land to urban development when an Urban Growth Boundary (UGB) is expanded.

Finding:

The Basalt Creek area is roughly Area of Special Concern (ASC) 5. The Southwest Concept Plan area is roughly ASCs 2 and 3 and a small amount of ASC 4. ASC 1 and ASC 6 do not apply.

Consistent with Policy 41, the County zoned these lands FD-20, and allowed uses are subject to the applicable requirements of each ASC, which are implemented by Article III, Section 308 of the Washington County Community Development Code.

The Basalt Creek canyon is subject to the County's Goal 5 protection requirements which are implemented by Washington County Community Development Code Article IV, Section 422.

Those are general designations subject to the provisions of Article IV, Section 422 of the Washington County Community Development Code.

If these areas are annexed, they will be required to meet the requirements of the City of Tualatin. The Plan conforms with the Washington County Comprehensive Plan, Policy 41: Urban Growth Boundary Expansions.

Policy 43: Community Design for new Urban Areas

New urban areas are urban unincorporated lands that came into the UGB in 2002 or later (with the exception of the Arbor Oaks Subarea). It is the policy of Washington County to provide community level planning for new urban areas consistent with regional planning requirements and the Board vision for establishing communities of distinction in new urban areas. In general, these communities are conceived of in a holistic manner with integration of the component elements and a well-designed and planned public realm.

Finding: Area planning for the two main areas that comprise the Southwest and Basalt Creek Development Area was completed through the adoption of the *Southwest Tualatin Concept Plan* and the *Basalt Creek Concept Plan*. These two plans were completed with coordination from Washington County and the city of Tualatin as well as other governmental bodies. These plans will be used in evaluating future development. The Plan conforms with the Washington County Comprehensive Plan, Policy 43: Community Design for new Urban Areas.

Policy 44: Managing Growth in New Urban Areas

It is the policy of Washington County to manage growth on new unincorporated lands within the UGB such that public facilities and services are financially assured and available to support orderly urban development consistent with a vision for great urban communities in new urban areas.

Finding: The urban renewal plan will provide a funding mechanism to assist in the provision of public facilities and services in order to support orderly urban development. The Plan conforms with the Washington County Comprehensive Plan, Policy 44: Managing Growth in New Urban Areas.

XIV. LEGAL DESCRIPTION

EXHIBIT A

A tract of land and road rights-of-way located in the Southeast One-Quarter of Section 22, in the Northwest, Northeast, Southeast, and Southwest One-Quarters of Section 27, the Northeast One-Quarter of Section 28, the Northwest, Southwest, and Southeast One-Quarters of Section 34, and in the Southwest and Southeast One-Quarters of Section 35, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, and being more particularly described as follows:

Beginning at the southeast corner of Lot 7 of the plat of “Tualatin Valley Acres” (Assessor’s Map 2S.1.22C);

1. Thence along the east line of said Lot 7, and the northerly extension thereof, Northerly 972 feet, more or less, to the westerly extension of the adjusted northerly line of Document Number 2006-090121 (Assessor’s Map 2S.1.22D);
2. Thence along said westerly extension and said adjusted northerly line, the northerly line of said Deed is also the City of Tualatin City Limits, Easterly 1,264 feet, more or less, to the westerly line of Partition Plat Number 2003-082 (Assessor’s Map 2S.1.22D);
3. Thence leaving said City Limits line and along said westerly line, Southerly 834 feet, more or less, to the southerly line of said Partition Plat (Assessor’s Map 2S.1.22D);
4. Thence along said southerly line, Easterly 660 feet, more or less, to the easterly line of Document Number 2019-089803 (Assessor’s Map 2S.1.22D);
5. Thence along said easterly line, Southerly 101 feet, more or less, to the northerly right-of-way line of SW Tualatin-Sherwood Road (Assessor’s Map 2S.1.22D);
6. Thence along said northerly right-of-way line, Southwesterly 1,119 feet, more or less, to the easterly line of the plat of “Franklin Business Park” (Assessor’s Map 2S.1.22D);
7. Thence along said easterly line, Northerly 634 feet, more or less, to the northerly line of said plat (Assessor’s Map 2S.1.22D);
8. Thence along said northerly line, Westerly 206 feet, more or less, to the easterly line of Parcel 2 of Partition Plat Number 2012-002 (Assessor’s Map 2S.1.22D);
9. Thence along said easterly line, Northerly 511 feet, more or less, to the southerly right-of-way line of SW Myslony Street (Assessor’s Map 2S.1.22DC);
10. Thence along said southerly right-of-way line, Westerly 503 feet, more or less, to the northerly extension of the westerly right-of-way line of SW 112th Avenue (Assessor’s Map 2S.1.22DC);
11. Thence along said northerly extension and the westerly right-of-way line of SW 112th Avenue, Southerly 840 feet, more or less, to the easterly extension of the southerly right-of-way line of SW Amu Street (Assessor’s Map 2S.1.22AB);
12. Thence along said easterly extension and the southerly right-of-way line of SW Amu Street and the southeasterly right-of-way of SW 115th Avenue, Southwesterly 879 feet, more or less, to the southwesterly corner of Lot 11 of the plat of “Franklin Business Park

- No.5”, also being the northwesterly corner of Document Number 2020-019057 (Assessor’s Map 2S.1.27AB);
13. Thence along the westerly line of said Document Number 2020-019057, Southerly 819 feet, more or less, to the northerly right-of-way line of SW 115th Avenue (Assessor’s Map 2S.1.27AB);
 14. Thence along said northerly right-of-way line, Easterly 58 feet, more or less, to the easterly right-of-way line of SW 115th Avenue (Assessor’s Map 2S.1.27AB);
 15. Thence along said easterly right-of-way line, Southerly 1,396 feet, more or less, to the northerly right-of-way line of SW IteI Street (Assessor’s Map 2S.1.27AC);
 16. Thence along said northerly right-of-way line, Easterly 1,040 feet, more or less, to a line which is parallel with and 32 feet northerly of, when measured at right angles to, the most southerly line of Lot 5 of the plat of “Koch Corporate Center No. 2” (Assessor’s Map 2S.1.27AC);
 17. Thence along said parallel line, Easterly 36 feet, more or less, to the easterly line of said plat (Assessor’s Map 2S.1.27AC);
 18. Thence along said easterly line, Northerly 648 feet, more or less, to the northwest corner of Document Number 2006-006068 (Assessor’s Map 2S.1.27A);
 19. Thence along the northerly and easterly lines of said Document Number, Southeasterly 791 feet, more or less, to the northerly line of Document Number 2006-006069 (Assessor’s Map 2S.1.27D);
 20. Thence leaving said northerly line, South 00°03’00” West 50.00 feet, more or less (Assessor’s Map 2S.1.27D);
 21. Thence South 06°10’14” East 490.97 feet, more or less (Assessor’s Map 2S.1.27D);
 22. Thence South 71°14’45” East 211.77 feet, more or less, to the westerly right-of-way line of Portland and Western Railroad (Assessor’s Map 2S.1.27D);
 23. Thence along said westerly right-of-way line, Southwesterly 1,164 feet, more or less, to the easterly extension of the southerly right-of-way line of SW Blake Street (Assessor’s Map 2S.1.27D);
 24. Thence along said easterly extension and said southerly right-of-way line, and the westerly extension thereof, Westerly 3,925 feet, more or less, to the easterly right-of-way line of SW 124th Avenue (Assessor’s Map 2S.1.27C);
 25. Thence along said easterly right-of-way, Southerly 4,306 feet, more or less, to the north line of the Southwest One-Quarter of Section 34, Township 2 South, Range 1 West, Willamette Meridian (Assessor’s Map 2S134B);
 26. Thence along said north line and the north line of the Southeast One-Quarter of Section 34, Easterly 4,302 feet, more or less, to the easterly right-of-way line of SW Grahams Ferry Road (Assessor’s Map 2S135CB);
 27. Thence along said easterly right-of-way line, Southwesterly 440 feet, more or less, to the northerly line of Lot 29 of said plat of “Comte & Kohlman’s Little Homes No. 3” (Assessor’s Map 2S135CB);
 28. Thence along said northerly line of said Lot 29, Easterly 1,045 feet, more or less, to the easterly line of Tract ‘C’ of the plat of “Victoria Gardens” (Assessor’s Map 2S135CB);
 29. Thence along said easterly line, Northerly 426 feet, more or less, to the north line of the Southwest One-Quarter of Section 35, Township 2 South, Range 1 West, Willamette Meridian (Assessor’s Map 2S135BC);

30. Thence along said north line, Easterly 1,290 feet, more or less, to the westerly right-of-way of SW Boones Ferry Road (Assessor's Map 2S135BD);
31. Thence along said westerly right-of-way, Southerly 1,032 feet, more or less, to the westerly extension of the northerly line of Document Number 2003-156709 (Assessor's Map 2S135D);
32. Thence along said westerly extension and the northerly line of said Document Number, Easterly 411 feet, more or less, to the easterly line of said Document Number (Assessor's Map 2S135D);
33. Thence along said easterly line, Southerly 575 feet, more or less, to the southerly line of said Document Number (Assessor's Map 2S135D);
34. Thence along said southerly line, Westerly 410 feet, more or less, to the easterly right-of-way line of SW Boones Ferry Road (Assessor's Map 2S135D);
35. Thence along said easterly right-of-way line, Southerly 55 feet, more or less, to the southerly line of Document Number 2015-081254 (Assessor's Map 2S135D);
36. Thence along said southerly line, Easterly 1,345 feet, more or less, to the easterly line of said Document Number (Assessor's Map 2S135D);
37. Thence along said easterly line, Northerly 789 feet, more or less, to the southerly line of Deed Book 825, Page 873 (Assessor's Map 2S135D);
38. Thence along said southerly line, Easterly 300 feet, more or less, to the easterly line of said Deed (Assessor's Map 2S135D);
39. Thence along said easterly line, Northerly 200 feet, more or less, to the northerly line of said Deed (Assessor's Map 2S135D);
40. Thence along said northerly line, Westerly 300 feet, more or less, to said easterly line of Document Number 2015-081254 (Assessor's Map 2S135D);
41. Thence along said easterly line, Northerly 659 feet, more or less, to the southerly right-of-way line of SW Norwood Road (Assessor's Map 2S135D);
42. Thence along said southerly right-of-way line, Easterly 1,060 feet, more or less, to the westerly right-of-way line of Interstate 5 (Assessor's Map 2S135D);
43. Thence along said westerly right-of-way line, Southwesterly 2,495 feet, more or less, to the proposed centerline of SW Basalt Creek Parkway extension (Assessor's Map 2S135D);
44. Thence along said proposed centerline, Westerly 4,414 feet, more or less, to the centerline-centerline intersection of SW Basalt Creek Parkway and SW Grahams Ferry Road (Assessor's Map 2S134DD);
45. Thence along the centerline of SW Basalt Creek Parkway, Westerly 3,600 feet, more or less, to the centerline-centerline intersection of SW Basalt Creek Parkway and realigned SW Tonquin Road (Assessor's Map 2S134C);
46. Thence along the realigned centerline of SW Tonquin Road, Southwesterly 532 feet, more or less, to the centerline-centerline intersection of realigned SW Tonquin Road and SW Waldo Way (Assessor's Map 2S134C);
47. Thence along the centerline of SW Waldo Way, Northerly 1,421 feet, more or less, to the intersection of said centerline and the southerly extension of the most westerly right-of-way line of Document Number 2016-024521 (Assessor's Map 2S134C);
48. Thence along said southerly extension and said westerly right-of-way line and the northerly extension thereof, Northerly 1,082 feet, more or less, to the centerline of SW 124th Avenue (Assessor's Map 2S134C);

49. Thence along said centerline, Northerly 6,045 feet, more or less, to the centerline-centerline intersection of SW 124th Avenue and SW Tualatin-Sherwood Road (Assessor's Map 2S.1.27C);
50. Thence along the centerline of SW Tualatin-Sherwood Road, Westerly 51 feet, more or less, to the southerly extension of the westerly right-of-way line of SW 124th Avenue (Assessor's Map 2S.1.27C);
51. Thence along said southerly extension and the westerly right-of-way line thereof, Northerly 818 feet, more or less, to the southerly line of Document Number 95-046169 (Assessor's Map 2S.1.28A);
52. Thence along said southerly line, Westerly 995 feet, more or less, to the easterly right-of-way line of SW Cipole Road (Assessor's Map 2S.1.28A);
53. Thence along said easterly right-of-way line, Northerly 261 feet, more or less, to the southerly line of Document Number 97-089714 (Assessor's Map 2S.1.28A);
54. Thence along said southerly line, Easterly 190 feet to the northerly west line of Document Number 95-046169 (Assessor's Map 2S.1.28A);
55. Thence along said northerly west line, Northerly 768 feet, more or less, to the northerly line of said Document Number (Assessor's Map 2S.1.28A);
56. Thence along said northerly line, Northeasterly 359 feet, more or less, to the north line of the Northeast One-Quarter of Section 28, Township 2 South, Range 1 West, Willamette Meridian (Assessor's Map 2S.1.28A);
57. Thence along said north line and the north line of the Northwest One-Quarter of Section 27, Township 2 South, Range 1 West, Willamette Meridian, Easterly 3,294 feet, more or less, to the Point of Beginning.

Excepting therefrom the following tracts of land;

Excepting Parcel 1

Beginning at the southerly southeast corner of Partition Plat Number 2002-066, also being on the northerly right-of-way of SW Itel Street (Assessor's Map 2S.1.27BD);

100. Thence along said northerly right-of-way line, Westerly 514 feet, more or less, to the southwest corner of Tract 'D' of said Partition Plat (Assessor's Map 2S.1.27BD);
101. Thence along the westerly line of said Tract 'D', the westerly line of Parcel 2, the westerly line of Tract 'E', and the westerly line of Tract 'F' of said Partition Plat, Northerly 789 feet, more or less, to the southerly right-of-way line of SW Tualatin-Sherwood Road (Assessor's Map 2S.1.27BD);
102. Thence along said southerly right-of-way line, Westerly 1,387 feet, more or less, to the easterly line of Document Number 2005-094147 (Assessor's Map 2S.1.27C);
103. Thence along said easterly line, Southerly 261 feet, more or less, to the southerly line of said Document Number (Assessor's Map 2S.1.27C);
104. Thence along said southerly line, Westerly 151 feet, more or less, to the westerly line of said Document Number (Assessor's Map 2S.1.27C);
105. Thence along said westerly line, Northerly 227 feet, more or less, to the southerly right-of-way line of SW Tualatin-Sherwood Road (Assessor's Map 2S.1.27C);

106. Thence along said southerly right-of-way line and the westerly extension thereof, Westerly 260 feet, more or less, to the southerly extension of the easterly right-of-way line of SW 124th Avenue (Assessor's Map 2S.1.27C);
107. Thence along said southerly extension and said easterly right-of-way line, Northerly 836 feet, more or less, to the southerly right-of-way line of SW Cimino Street (Assessor's Map 2S.1.27BC);
108. Thence along said southerly right-of-way line, Easterly 960 feet, more or less, to the easterly line of Parcel 2 of Partition Plat Number 2009-034 (Assessor's Map 2S.1.27BC);
109. Thence along said easterly line, Southerly 612 feet, more or less, to the northerly right-of-way line of SW Tualatin-Sherwood Road (Assessor's Map 2S.1.27BC);
110. Thence along said northerly right-of-way line, Northeasterly 1,510 feet, more or less, to the southerly southeast corner of Document Number 2020-019056 (Assessor's Map 2S.1.27BD);
111. Thence leaving said northerly right-of-way line, at a right angle, Southeasterly 117 feet, more or less, to the southerly right-of-way line of said SW Tualatin-Sherwood Road, also being on the northerly line of Partition Plat Number 2002-066 (Assessor's Map 2S.1.27BD);
112. Thence along the northerly and easterly lines of said Partition Plat, Southerly 1,023 feet, more or less, to the Point of Beginning.

Excepting Parcel 2

Beginning at the southeast corner of Partition Plat Number 2009-006 (Assessor's Map 2S.1.27C);

120. Thence along the southerly line of said Partition Plat, Westerly 947 feet, more or less, to the easterly right-of-way line of SW 120th Avenue (Assessor's Map 2S.1.27C);
121. Thence along said westerly line, Northerly 728 feet, more or less, to the southerly right-of-way line of SW Itel Street (Assessor's Map 2S.1.27C);
122. Thence along said southerly right-of-way line, Easterly 967 feet, more or less, to the westerly right-of-way line of SW 115th Avenue (Assessor's Map 2S.1.27C);
123. Thence along said westerly right-of-way line, Southerly 692 feet, more or less, to the Point of Beginning.

Excepting Parcel 3

Beginning at the northerly northwest corner of Lot 1 of the plat of "Koch Corporate Center", also being on the southerly right-of-way line of SW Itel Street (Assessor's Map 2S.1.27DB);

130. Thence along said southerly right-of-way line, Easterly 1,008 feet, more or less, to a line which is parallel with and 32 feet southerly of, when measured at right angles to, the northerly line of Lot 3 of said plat (Assessor's Map 2S.1.27DB);
131. Thence along said parallel line, Easterly 30 feet, more or less, to the easterly line of said plat (Assessor's Map 2S.1.27DB);
132. Thence along said easterly line and the southerly extension thereof, Southerly 1,330 feet, more or less, to a line which is parallel with and 32 feet northerly of, when

measured at right angles to, the most southerly line of Document Number 2010-067015 (Assessor's Map 2S.1.27DB);

- 133. Thence along said parallel line, Westerly 120 feet, more or less, to the northerly right-of-way line of SW Blake Street (Assessor's Map 2S.1.27DB);
- 134. Thence along said northerly right-of-way line, Westerly 938 feet, more or less, to the easterly right-of-way line of SW 115th Avenue (Assessor's Map 2S.1.27DB);
- 135. Thence along said easterly right-of-way line, Northerly 1,240 feet, more or less, to the Point of Beginning.

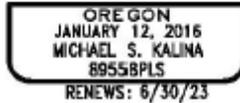
The above described tract of land contains 723 acres, more or less.

For those segments with bearings and distances, bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are ground values.

9/20/2021



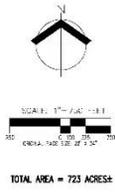
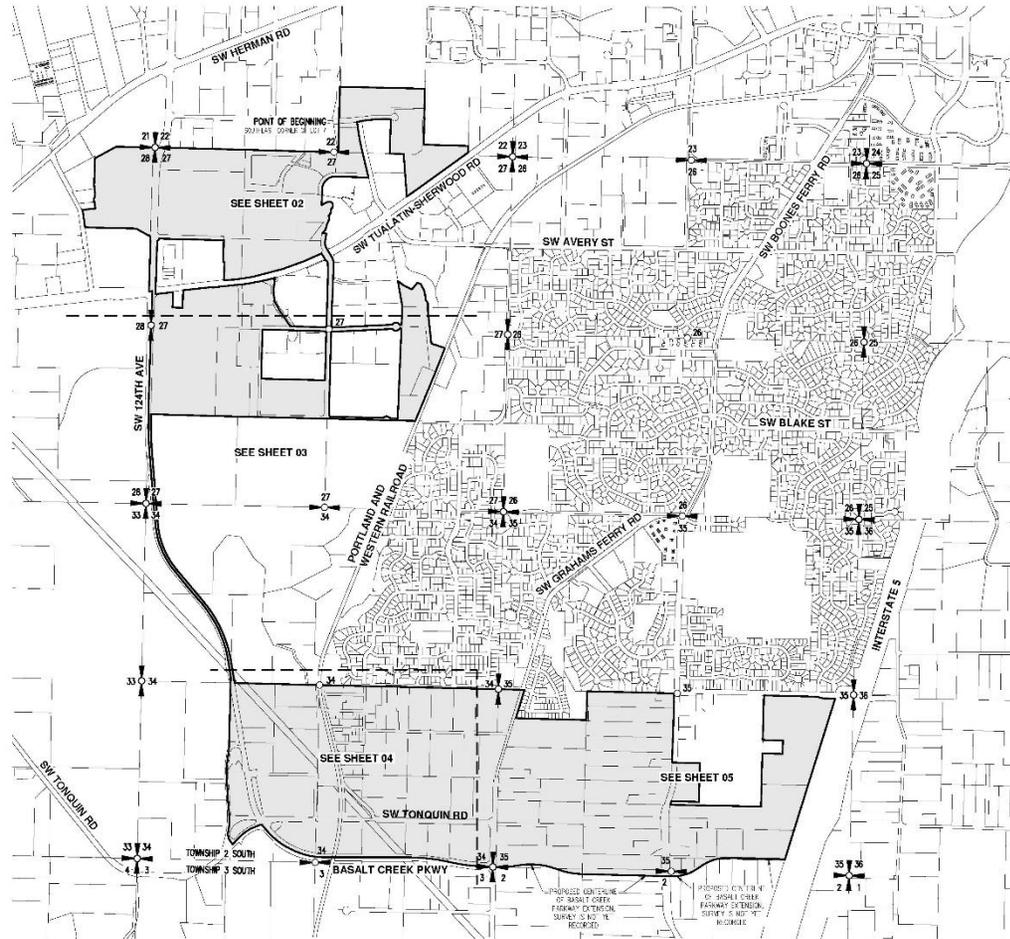
Michael S. Kalina



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03/20/2011 10:21:31 AM PROJECT 3

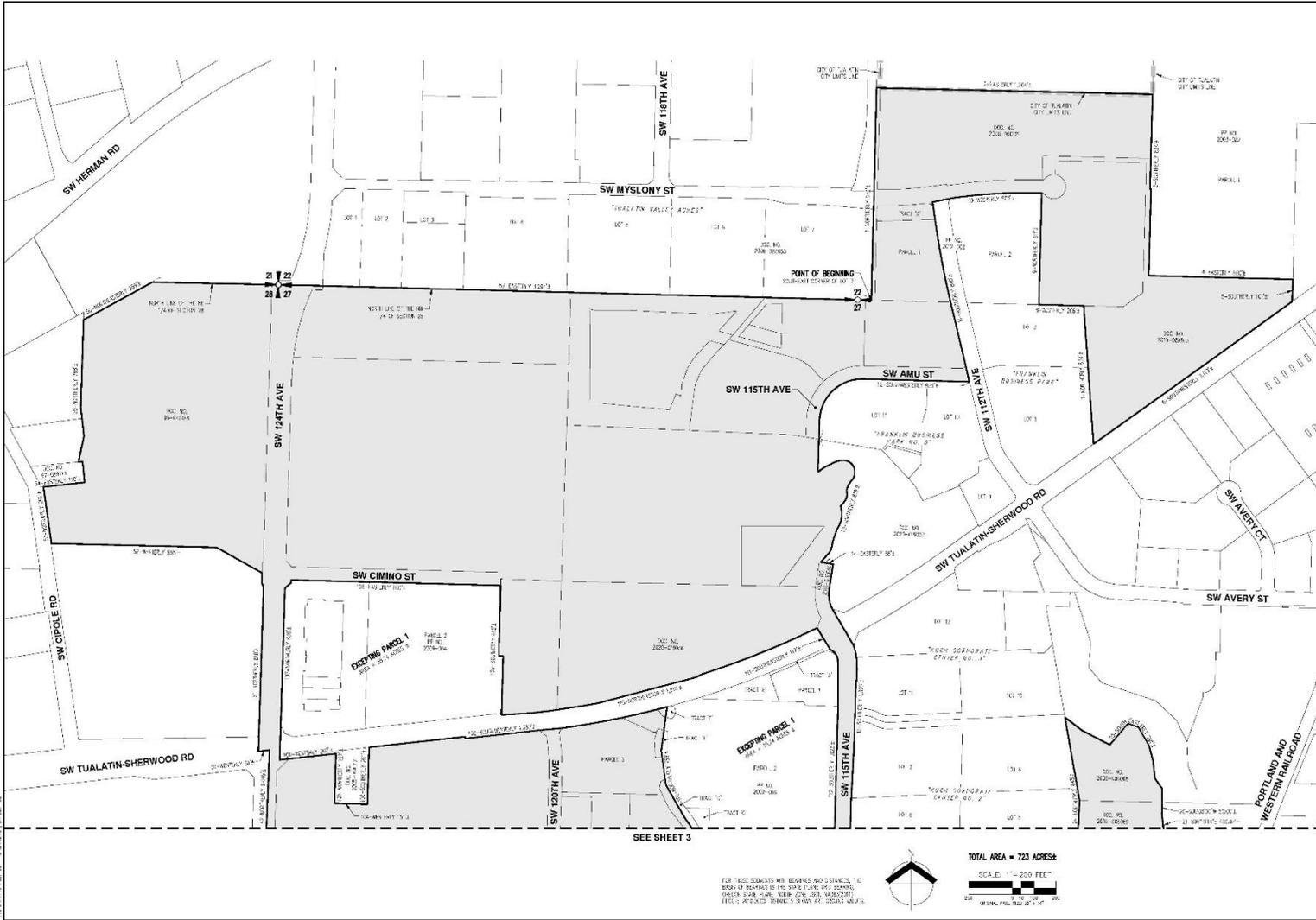


CITY OF TUALATIN
DISTRICT 1
TUALATIN
WASCO COUNTY

MAP OF DISTRICT 1
COVER SHEET

DATE: 06/06/2011
 REGISTERED LAND SURVEYOR
 MICHAEL E. YALOW
 OREGON LICENSE NO. 12583

JOB NUMBER
5511-12
 SHEET
01



AKS
AKS ENGINEERING & PLANNING, LLC
1000 N. W. 10TH ST., SUITE 100
TUALATIN, OREGON 97146
PH: 503.261.1234
WWW.AKS-ENGINEERING.COM

**CITY OF TUALATIN
DISTRICT 1
TUALATIN
DISTRICT COMMISSION**

**MAP OF DISTRICT 1
OREGON**

DATE: 06/16/2021
REGISTERED PROFESSIONAL LAND SURVEYOR
MICHAEL E. BLANK
LICENSE NO. 127573

JOB NUMBER
5511-12
SHEET
02

SEE SHEET 3

TOTAL AREA = 723 ACRES*



*FOR THESE CALCULATIONS WE ASSUME 40' DISTANCES TO THE BOUNDARY OF EACH PARCEL TO BE THE SAME AS THE DISTANCE FROM THE CENTERLINE OF THE ROAD TO THE BOUNDARY OF THE PARCEL.

